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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 03, 2007 To Wednesday, January 03, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0483
APPLICANT:	LOUIE, ARTHUR
PARCEL NO.:	0206 014
PARCEL ADDRESS:	0425 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,756,853.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0757
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 068
PARCEL ADDRESS:	1043 1045 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,094,477.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0758
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 058
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,021,395.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0762
APPLICANT:	1095 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 059
PARCEL ADDRESS:	1095 1097 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,644,400.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0763
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 070
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,262,033.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0062
APPLICANT:	ARTHUR LOUIE
PARCEL NO.:	0206 014
PARCEL ADDRESS:	0425 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,831,985.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0257
APPLICANT:	CHANEL, INC.
PARCEL NO.:	0309 009
PARCEL ADDRESS:	0156 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,158,681.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0421
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 070
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,307,273.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0422
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 068
PARCEL ADDRESS:	1043 1045 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,136,365.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0423
APPLICANT:	1035 MARKET STREET, LLC c/o SELLGMAN WESTERN
PARCEL NO.:	3703 058
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,101,822.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0424
APPLICANT:	1095 MARKET STREET ASSOCIATES
PARCEL NO.:	3703 059
PARCEL ADDRESS:	1095 1097 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,837,287.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 03, 2007 To Wednesday, January 03, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0749
APPLICANT:	TRANSWESTERN RBH c/o EQUITY TAX GROUP
PARCEL NO.:	3735 046
PARCEL ADDRESS:	0055 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,236,500.00
APPLICANT'S OPINION:	$36,300,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0750
APPLICANT:	TRANSWESTERN RBH c/o EQUITY TAX GROUP
PARCEL NO.:	3735 005
PARCEL ADDRESS:	0631 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,618,248.00
APPLICANT'S OPINION:	$20,100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0828
APPLICANT:	THE ROBERT DOLLAR BLDG. ASSOC.
PARCEL NO.:	0261 015
PARCEL ADDRESS:	0311 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,714,088.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 3, 2007 at 9:46 a.m.

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Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2004 and 2005 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0762	1095 Market Street, LLC	A.V. Lowered (Assessor)
2005-0424	1095 Market Street, LLC	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0483	Arthur Louie	Withdrawn
2004-0757	1035 Market Street, LLC	Withdrawn
2004-0758	1035 Market Street, LLC	Withdrawn
2004-0763	1035 Market Street, LLC	Withdrawn
2005-0062	Arthur Louie	Withdrawn
2005-0257	Chanel, Inc.	Withdrawn
2005-0421	1035 Market Street, LLC	Withdrawn
2005-0422	1035 Market Street, LLC	Withdrawn
2005-0423	1035 Market Street, LLC	Withdrawn

RECESS

There being no further business, the Board, at the hour of 10:52 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35p.m.

Present: Alec Lambie, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0749	Transwestern RBH	A.V. Lowered (Assessor)
2005-0750	Transwestern RBH	A.V. Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2005 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-0828	The Robert Dollar Bldg. Assoc.	Withdrawn

There being no further business, the Board, at the hour of 2:03 p.m., recessed to reconvene Monday, January 8, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board January 16, 2007

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ASSESSMENT APPEALS BOARD
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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 04, 2007 To Thursday, January 04, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0517
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$125,865,691.00
APPLICANT'S OPINION:	$100,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1426
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$128,383,004.00
APPLICANT'S OPINION:	$62,932,846.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 04, 2007 To Thursday, January 04, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1172
APPLICANT:	BANK OF AMERICA CORPORATION
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$131,076,687.00
APPLICANT'S OPINION:	$65,389,957.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0727
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3507 040
PARCEL ADDRESS:	1455 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,698,220.00
APPLICANT'S OPINION:	$66,849,111.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0875
APPLICANT:	THIRD & MISSION ASSOC. LLC c/o AMERICAN PROPERTY
PARCEL NO.:	3707 063
PARCEL ADDRESS:	6800 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$156,689,503.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 08, 2007 To Tuesday, January 09, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0137
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,172,062.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0138
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,741,404.00
APPLICANT'S OPINION:	$5,480,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 08, 2007 To Tuesday, January 09, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0139
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,157,857.00
APPLICANT'S OPINION:	$33,860,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1551
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,193,944.00
APPLICANT'S OPINION:	$659,653.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1552
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,923,276.00
APPLICANT'S OPINION:	$5,482,608.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
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9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1553
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,281,004.00
APPLICANT'S OPINION:	$33,857,739.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0109
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,217,822.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0110
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,121,741.00
APPLICANT'S OPINION:	$5,482,607.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0111
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,506,624.00
APPLICANT'S OPINION:	$33,857,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, January 8, 2007, at 9:37 a.m.

Present: Peter Fatooh, Lawrence Lee and Carol Ruth Silver

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Quorum present

Chairperson: Peter Fatooh, Presiding

Certified Court Reporter

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The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board heard evidence and testimony from parties on an agreed-upon value for the 2003 and 2004 assessment roll years. The Board then certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0137	Honorway Investment Corp.	Continued to 1:00 p.m.
2003-0138	Honorway Investment Corp.	Continued to 1:00 p.m.
2003-0139	Honorway Investment Corp.	Continued to 1:00 p.m.
2004-1551	Honorway Investment Corp.	Continued to 1:00 p.m.
2004-1552	Honorway Investment Corp.	Continued to 1:00 p.m.
2004-1553	Honorway Investment Corp.	Continued to 1:00 p.m.
2005-0109	Honorway Investment Corp.	Postponed
2005-0110	Honorway Investment Corp.	Postponed
2005-0111	Honorway Investment Corp.	Postponed

RECESS

The Board, at the hour of 10:52 a.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:02 p.m.

Present: Peter Fatooh, Lawrence Lee and Carol Ruth Silver

Quorum present

Chairperson: Peter Fatooh, Presiding

Certified Court Reporter

With no public present for comment, the Board went into closed session at the hour of 1:05 p.m. to consult with its legal counsel, Marie Blits, on issues raised during the morning hearing for the below listed applications. At the hour of 2:10 p.m. the Board reconvened in open session and announced that no action was taken during the closed session meeting.

The Board continued to hear evidence and testimony from the parties regarding an agreed-upon value for the below listed applications, and then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0137	Honorway Investment Corp.	A. V. Lowered by the Board, but higher than the original stipulated value.
2003-0138	Honorway Investment Corp.	Same as above
2003-0139	Honorway Investment Corp.	Same as above
2004-1551	Honorway Investment Corp.	Same as above
2004-1552	Honorway Investment Corp.	Same as above
2004-1553	Honorway Investment Corp.	Same as above

There being no further business, the Board, at the hour of 3:34 p.m., recessed to reconvene Wednesday, January 10, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board January 19, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 10, 2007 To Thursday, January 11, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0063
APPLICANT:	OMNI SAN FRANCISCO CORPORATION
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$96,625,197.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0064
APPLICANT:	OMNI SAN FRANCISCO CORPORATION
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$97,373,700.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0065
APPLICANT:	OMNI SAN FRANCISCO CORPORATION
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$99,321,173.00
APPLICANT'S OPINION:	$48,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0066
APPLICANT:	OMNI SAN FRANCISCO CORPORATION
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$101,175,498.00
APPLICANT'S OPINION:	$48,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0459
APPLICANT:	OMNI SAN FRANCISCO CORP
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,384,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0460
APPLICANT:	OMNI SAN FRANCISCO CORP
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,511,369.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0461
APPLICANT:	OMNI SAN FRANCISCO CORP
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,199,006.00
APPLICANT'S OPINION:	$44,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, January 10, 2007 To Wednesday, January 10, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1931
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2000208516
PARCEL ADDRESS:	00000101 - 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$1,591,942.00
APPLICANT'S OPINION:	$26,932.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1932
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2001206879
PARCEL ADDRESS:	00000101 - 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$2,343,202.00
APPLICANT'S OPINION:	$83,710.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1933
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2002207084
PARCEL ADDRESS:	00000101 - 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$2,421,931.00
APPLICANT'S OPINION:	$57,936.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1934
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2003206341
PARCEL ADDRESS:	00000101 - 04TH ST, 0100
TOPIC:	Other
CURRENT ASSESSMENT:	$2,359,691.00
APPLICANT'S OPINION:	$32,737.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0525
APPLICANT:	JILLIANS ENTERTAINMENT CORPORATION
PARCEL NO.:	2004206283
PARCEL ADDRESS:	00000101 - 04TH ST, 0100
TOPIC:	
CURRENT ASSESSMENT:	$3,190,312.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1340
APPLICANT:	GENERAL ELECTRIC COMPANY d/b/a NBC INTERNET INC.
PARCEL NO.:	2004400301
PARCEL ADDRESS:	0225 BUSH ST, 2100
TOPIC:	
CURRENT ASSESSMENT:	$17,698,954.00
APPLICANT'S OPINION:	$5,813,597.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0344
APPLICANT:	CompUSA STORES, LP
PARCEL NO.:	2005205377
PARCEL ADDRESS:	0750 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,654,140.00
APPLICANT'S OPINION:	$460,857.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0345
APPLICANT:	GOOD GUYS OF CALIFORNIA, INC.
PARCEL NO.:	2005201399
PARCEL ADDRESS:	00003201 - 20TH AVE, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,570,009.00
APPLICANT'S OPINION:	$773,081.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0413
APPLICANT:	WATERMARK GRAPHICS
PARCEL NO.:	2005400406
PARCEL ADDRESS:	0950 TENNESSEE ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,599,102.00
APPLICANT'S OPINION:	$2,252,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0469
APPLICANT:	RBC DAIN RAUSCHER INC.
PARCEL NO.:	2005201955
PARCEL ADDRESS:	0002 EMBARCADERO CENTER, 1200
TOPIC:	
CURRENT ASSESSMENT:	$2,335,748.00
APPLICANT'S OPINION:	$1,045,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0566
APPLICANT:	BED BATH & BEYOND OF CA, LLC
PARCEL NO.:	2005203442
PARCEL ADDRESS:	0555 09TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,370,061.00
APPLICANT'S OPINION:	$1,720,587.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, January 10, 2007 To Wednesday, January 10, 2007
9:30 AM (ALL DAY)

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-1019
APPLICANT:	FREEMAN, DON
PARCEL NO.:	2822A037
PARCEL ADDRESS:	0065 MIDCREST WAY,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$46,577.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0211
APPLICANT:	BECHELLI & ROSSI, INC. DBA FLOWER MARKET CAFÉ
PARCEL NO.:	2006200284
PARCEL ADDRESS:	0698 BRANNAN ST,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$462,478.00
APPLICANT'S OPINION:	$261,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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JAN 19 2007

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 10, 2007, at 9:30 a.m.

Present: Louisa Mendoza, Richard Lee and John McGary

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-1019	Don Freeman	Denied
2005-0344	CompUSA Stores, LP	Denied (no show)
2005-0345	Good Guys of California Inc.	Denied (no show)
2006-0211	Bechelli & Rossi, Inc.	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1931	Jillians Entertainment Corp	Withdrawn
2003-1932	Jillians Entertainment Corp	Withdrawn
2003-1933	Jillians Entertainment Corp	Withdrawn
2003-1934	Jillians Entertainment Corp	Withdrawn
2004-0525	Jillians Entertainment Corp	Withdrawn
2004-1340	General Electric Company	Postponed
2005-0413	Water Mark Graphics	Withdrawn
2005-0469	RBC Dain Rauscher Inc.	Postponed
2005-0566	Bed Bath & Beyond of Ca	Postponed

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Wednesday, January 17, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 17, 2007

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 16, 2007 To Tuesday, January 16, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1338
APPLICANT:	690A HCT, LLC c/o REDDING MANAGEMENT
PARCEL NO.:	0311 006
PARCEL ADDRESS:	0690 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,675,078.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1339
APPLICANT:	942 HCT, LLC c/o REDDING MGMT
PARCEL NO.:	0341 005
PARCEL ADDRESS:	0938 0940 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,113,651.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 09 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0451
APPLICANT:	690-RC CHRONICLE BUILDING
PARCEL NO.:	0311 006
PARCEL ADDRESS:	0690 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,873,946.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0561
APPLICANT:	942 HCT, LLC c/o REDDING MGMT
PARCEL NO.:	0341 005
PARCEL ADDRESS:	0938 0940 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,215,923.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Tuesday, January 16, 2007 To Tuesday, January 16, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0061
APPLICANT:	ROSENBERG SOMA INVESTMENTS II LLC
PARCEL NO.:	3785 002A
PARCEL ADDRESS:	0410 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,608,492.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0099
APPLICANT:	KNUDSEN, THOMAS
PARCEL NO.:	0127 127
PARCEL ADDRESS:	0999 GREEN ST, 2904
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,945,780.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 16, 2007 To Tuesday, January 16, 2007
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0123
APPLICANT:	CREDIT NATIONAL DE GENEVE
PARCEL NO.:	3750 008
PARCEL ADDRESS:	0642 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,841,069.00
APPLICANT'S OPINION:	$6,100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0949
APPLICANT:	SAN FRANCISCO SELF STORAGE III
PARCEL NO.:	5434B005
PARCEL ADDRESS:	1828 EGBERT AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$16,053,827.00
APPLICANT'S OPINION:	$5,675,046.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0950
APPLICANT:	SAN FRANCISCO SELF STORAGE III
PARCEL NO.:	5434B005
PARCEL ADDRESS:	1828 EGBERT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,134,902.00
APPLICANT'S OPINION:	$5,675,046.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 16, 2007 To Tuesday, January 16, 2007
1:30 PM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1001
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0208 008
PARCEL ADDRESS:	0634 CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,500,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, January 16, 2007, at 9:43 a.m.

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Present: Peter Fatooh, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2004 and 2005 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1338	690A HCT, LLC	A.V. Lowered (Assessors)
2004-1339	942 HCT, LLC	A.V. Lowered (Assessors)
2005-0451	690-RC Chronicle Bldg.	A.V. Lowered (Assessors)
2005-0561	942 HCT, LLC	A.V. Lowered (Assessors)

RECESS

There being no further business, the Board, at the hour of 11:12 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:38 p.m.

Present: Peter Fatooh and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

Hearing for the below listed applications was bifurcated into two phases. The below applicant appeared before the Board for the first phase of their hearing, which is to determine whether or not said applications can be accepted as timely filed for the assessment roll years at issue. With the parties agreeing to go forward with a quorum of the Board, the Board heard testimony and evidence, and then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0949	San Francisco Self Storage III	Accepted as timely filed
2006-0950	San Francisco Self Storage III	Accepted as timely filed

Hearing for the below listed application was bifurcated into two phases. The below applicant appeared before the Board for the first phase of their hearing, which is to determine whether or not said application can be accepted as timely filed. Following parties' introductions, Chairperson Fatooh had to recuse himself from hearing this application. As a result, the Board went into recess at the hour of 2:03 p.m. to await the arrival of Commissioner Silver.

Appeal No.	Name	Disposition
2006-1001	640 Clay Street, LLC	Postponed due to lack of board quorum

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:15 p.m.

Present: Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Deputy City Attorney Marie Blits

The below applicant appeared before the Board for the first phase of their hearing, which is to determine whether or not said application can be accepted as timely filed. Following parties' introductions, Chairperson Silver had to recuse herself from hearing this application. As a result, the following action occurred under this date on the original of the respective application:

Appeal No.	Name	Disposition
2006-1001	640 Clay Street, LLC	Postponed due to lack of board quorum. Rescheduled for hearing at 9:30 a.m. on Monday, January 22, 2007.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0061	Rosenberg Soma Investments	Withdrawn
2005-0099	Thomas Knudsen	Withdrawn
2005-0123	Credit National De Geneve	Withdrawn

There being no further business, the Board, at the hour of 2:23 p.m., recessed to reconvene Wednesday, January 17, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board January 19, 2007

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 17, 2007 To Wednesday, January 17, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0120
APPLICANT:	YERBA BUENA ASSOCIATES
PARCEL NO.:	2005701923
PARCEL ADDRESS:	0101 - 4th Street, San Francisco, Ca 94103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$121,019,474.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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DATE POSTED
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Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 17, 2007 at 9:45 a.m.

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Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 Assessment Roll being present, the Board heard testimony and evidence from the Applicant's representatives, Charles Brinkerhoff and Eva Miranda, and from the Assessor's representative, Matthew Thomas, in support of an agreed-upon value for the below listed application. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2005-0120	Yerba Buena Entertainment dba the Metreon	Agreed-Upon Value Approved; A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Thursday, January 18, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 14, 2007

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, January 17, 2007 To Wednesday, January 17, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0656
APPLICANT:	PAUL LANGLEY 2002 INTERVIVOS
PARCEL NO.:	2648 052
PARCEL ADDRESS:	4200 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,285,894.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0015
APPLICANT:	SPHERION PACIFIC RESOURCES, LLC
PARCEL NO.:	2006900250
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$82,540.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

DATE POSTED
JAN 09 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0016
APPLICANT:	SPHERION PACIFIC RESOURCES, LLC
PARCEL NO.:	2006900251
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$136,338.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0017
APPLICANT:	SPHERION PACIFIC RESOURCES, LLC
PARCEL NO.:	2006900252
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$65,362.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0018
APPLICANT:	SPHERION PACIFIC RESOURCES, LLC
PARCEL NO.:	2006900249
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$73,642.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0023
APPLICANT:	PET IMAGING OF San Francisco
PARCEL NO.:	2006206838
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$575,244.00
APPLICANT'S OPINION:	$53,333.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0025
APPLICANT:	ARAMBULA, ALBERTO
PARCEL NO.:	7091 024
PARCEL ADDRESS:	0036 0038 RANDOLPH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$775,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0030
APPLICANT:	LA, ADAM
PARCEL NO.:	5931 021
PARCEL ADDRESS:	0535 BOWDOIN ST,
TOPIC:	Calamity
CURRENT ASSESSMENT:	$946,961.00
APPLICANT'S OPINION:	$364,960.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0033
APPLICANT:	BROMAN, RANDOLPH
PARCEL NO.:	2006651020
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$40,579.00
APPLICANT'S OPINION:	$30,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0708
APPLICANT:	GAY, JOELENA
PARCEL NO.:	4902 021
PARCEL ADDRESS:	0641V DONNER AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$25,500.00
APPLICANT'S OPINION:	$282.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0709
APPLICANT:	GAY, JOELENA
PARCEL NO.:	4902 021
PARCEL ADDRESS:	0641V DONNER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,562.00
APPLICANT'S OPINION:	$282.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 17, 2007, at 9:30 a.m.

Present: Louisa Mendoza, Margaret Ruxton and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-0656	Paul Langley 2002 Inter vivos	Postponed

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0015	Spherion Pacific Resources	Withdrawn
2006-0016	Spherion Pacific Resources	Withdrawn
2006-0017	Spherion Pacific Resources	Withdrawn
2006-0018	Spherion Pacific Resources	Withdrawn
2006-0023	Pet Imaging of San Francisco	Withdrawn
2006-0025	Alberto Arambula	Postponed
2006-0030	Adam La	Withdrawn
2006-0033	Randolph Broman	Withdrawn
2006-0708	Joelena Gay	Withdrawn
2006-0709	Joelena Gay	Withdrawn

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There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene Wednesday, January 31, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 31, 2007

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 18, 2007 To Friday, January 19, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1091
APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,213,066.00
APPLICANT'S OPINION:	$36,050,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1020
APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,561,283.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
JAN 09 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0202
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL ADDRESS:	0345 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,231,379.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0203
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,244,489.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0204
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,242,040.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CORRECTED AGENDA

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 18, 2007 To Friday, January 19, 2007
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1091
APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,213,066.00
APPLICANT'S OPINION:	$36,050,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1020
APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,561,283.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 11 2006
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0202
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL ADDRESS:	0345 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,231,379.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0203
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,244,489.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0204
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,242,040.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 18, 2007, at 9:37 a.m.

Present: Peter Fatooh, Alec Lambie and Lawrence Lee

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

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The following listed applicant for change in the assessed valuation of property affecting the 2003 and 2004 assessment roll being present and heard, the Board continued hearing Assessor's cross-examination of Taxpayer's expert witness, Ronald Baum, for the 2003 roll year, followed by Taxpayer's redirect testimony for 2003. The Board then heard the Assessor's presentation for the 2003 roll year, after which began the Taxpayer's cross-examination of the Assessor's office. The Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1091	EOP-301 Howard St, LLC	Continued to 1:30 p.m.
2004-1020	EOP-301 Howard St, LLC	Continued to 1:30 p.m.

The following listed applicant for change in the assessed valuation of property affecting the 2005 Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0202	345 California, LP	Withdrawn
2005-0203	345 California, LP	Withdrawn
2005-0204	345 California, LP	Withdrawn

RECESS

The Board, at the hour of 11:50 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Peter Fatooh, Alec Lambie and Lawrence Lee

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

With the same parties present from the morning session, the Board continued to hear Taxpayer's cross-examination of the Assessor's office for the 2003 roll year, followed by Taxpayer's rebuttal testimony for 2003. The Board then commenced hearing testimony and evidence from the Taxpayer's expert witness, Ronald Baum, for the 2004 tax roll year, and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1091	EOP-301 Howard St, LLC	Submitted
2004-1020	EOP-301 Howard St, LLC	Continued to 1/19/07

There being no further business, the Board, at the hour of 3:30 p.m., recessed to reconvene Friday, January 19, 2007, at 9:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board January 19, 2007

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, January 19, 2007, at 9:11 a.m.

Present: Peter Fatooh, Alec Lambie and Lawrence Lee
(Member Fatooh arrived at 9:25 a.m.)

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

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The following listed applicant for change in the assessed valuation of property affecting the 2004 assessment roll being present and heard, the Board continued hearing testimony from Taxpayer's expert witness, Ronald Baum, after which it heard Assessor's office cross-examination of Mr. Baum, followed by redirect testimony by the Taxpayer. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2004-1020	EOP-301 Howard St, LLC	Continued to 1:30 p.m.

RECESS

The Board, at the hour of 10:43 a.m., recessed to reconvene at 1:45 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Peter Fatooh and Lawrence Lee

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

With the same parties present from the morning session, the parties agreed to go proceed with the hearing with only a quorum of the Board present. The Board commenced hearing the Assessor's presentation for the 2004 roll year, followed by Taxpayer cross-examination of the Assessor's office, and redirect testimony from the Taxpayer's witness, Mr. Baum. The Assessor waived redirect testimony, and the Taxpayer waived rebuttal testimony. The Board then heard closing argument from the Taxpayer, after which the Board took action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2004-1020	EOP-301 Howard St, LLC	Submitted

There being no further business, the Board, at the hour of 4:09 p.m., recessed to reconvene Monday, January 22, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board January 29, 2007

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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SF
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1/22/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 22, 2007 To Wednesday, January 24, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1714
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,690,004.00
APPLICANT'S OPINION:	$77,968,903.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1715
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,663,804.00
APPLICANT'S OPINION:	$78,007,002.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

DATE POSTED
JAN 16 2006
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 22, 2007 To Wednesday, January 24, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1716
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$154,495,367.00
APPLICANT'S OPINION:	$78,043,280.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0984
APPLICANT:	TAM, NELSON
PARCEL NO.:	6157 012A
PARCEL ADDRESS:	0975 GIRARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1117
APPLICANT:	TAM, NELSON
PARCEL NO.:	6157 012A
PARCEL ADDRESS:	0975 GIRARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$540,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 22, 2007 To Wednesday, January 24, 2007
9:30 AM (ALL DAY)

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Revised Agenda

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 22, 2007
9:30 AM

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SF
AA7
#1
1/22/07
revised

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1714
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,690,004.00
APPLICANT'S OPINION:	$77,968,903.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1715
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,663,804.00
APPLICANT'S OPINION:	$78,007,002.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

DATE POSTED
JAN 17 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1716
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 125
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$154,495,367.00
APPLICANT'S OPINION:	$78,043,280.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0984
APPLICANT:	TAM, NELSON
PARCEL NO.:	6157 012A
PARCEL ADDRESS:	0975 GIRARD ST,
TOPIC:	Whether or not application can be accepted as timely filed.
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1011
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0208 008
PARCEL ADDRESS:	0634 CLAY ST,
TOPIC:	Whether or not application can be accepted as timely filed.
CURRENT ASSESSMENT:	$5,500.00
APPLICANT'S OPINION:	$4,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1117
APPLICANT:	TAM, NELSON
PARCEL NO.:	6157 012A
PARCEL ADDRESS:	0975 GIRARD ST,
TOPIC:	Whether or not application can be accepted as timely filed.
CURRENT ASSESSMENT:	$540,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 22, 2007
9:30 AM

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, January 22, 2007 at 9:38a.m.

Present: Lawrence Lee, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorneys Marie Blits and Paul Zarefsky

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Hearing for the below listed applications was bifurcated into two phases. The below applicants appeared before the Board for the first phase of their hearing, which is to determine whether or not the applications can be accepted as timely filed for the various assessment roll years at issue.

Appeal No.	Name	Disposition
2006-0984	Nelson Tam	Submitted; Continued to 1:00 p.m. on 1/24/07 for closed meeting to deliberate
2006-1001	640 Clay Street, LLC	Submitted; Continued to 1:00 p.m. on 1/24/07 for closed meeting to deliberate
2006-1117	Nelson Tam	Submitted; Continued to 1:00 p.m. on 1/24/07 for closed meeting to deliberate

The following listed applicant for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1774	CB-1 Entertainment Partners	Postponed
2004-1775	CB-1 Entertainment Partners	Postponed
2004-1777	CB-1 Entertainment Partners	Postponed

There being no further business, the Board, at the hour of 11:43 a.m., recessed to reconvene Wednesday, January 24, 2006 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 14, 2007

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JANUARY 24, 2007
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue editing and finalizing the findings of fact document for the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2003-0569	
APPLICANT:	STARWOOD LODGING TRUST (REALTY L.P)	
PARCEL NO.:	3722 081	
PARCEL ADDRESS:	0185 - 0187 03RD ST,	
TOPIC:	Decline in Value	
ORIGINAL ASSESSMENT:	$136,201,119.00	
BOARD'S DECISION:	$120,126,253.00	
TAXABLE YEAR:	2003	
APPEAL TYPE:	Real Property	
ROLL TYPE:	REGULAR	

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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DATE POSTED
JAN 17 2007
Assessment Appeals Board

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JANUARY 24, 2007
1:00 PM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to deliberate and take possible action on the matter of whether or not the following listed applications can be accepted as timely filed for the specific tax roll years at issue (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2006-0984

APPLICANT:	TAM, NELSON
PARCEL NO.:	6157 012A
PARCEL ADDRESS:	0975 GIRARD ST,
TOPIC:	Whether or not application can be accepted as timely filed.
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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01-24-07A11:

B. APPLICATION: 2006-1117

APPLICANT:	TAM, NELSON
PARCEL NO.:	6157 012A
PARCEL ADDRESS:	0975 GIRARD ST,
TOPIC:	Whether or not application can be accepted as timely filed.
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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C. APPLICATION: 2006-1001

APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0208 008
PARCEL ADDRESS:	0634 CLAY ST,
TOPIC:	Whether or not application can be accepted as timely filed.
CURRENT ASSESSMENT:	$5,500.00
APPLICANT'S OPINION:	$4,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 24, 2007 at 1:00 p.m.

Present: Lawrence Lee, Hayes Miles and Diane Robinson

Quorum present

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Chairperson: Diane Robinson Presiding

Deputy City Attorneys Paul Zarefsky and Marie Blits

With no public present for comment, the Board went into closed session at the hour of 1:15 p.m. with Deputy City Attorney Paul Zarefsky to deliberate and consult with legal counsel regarding timely filing of the below listed application. The Board reconvened in open session at the hour of 1:42 p.m. and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2006-1001	640 Clay Street, LLC	Application accepted as timely filed; hearing on merits of valuation to be scheduled at a later date.

With no public present for comment, the Board went back into closed session at the hour of 1:50 p.m. with Deputy City Attorney Marie Blits to deliberate and consult with legal counsel regarding timely filing of the below listed applications. The Board reconvened in open session at the hour of 3:42 p.m. and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0948	Nelson Tam	Application accepted as timely filed; hearing on merits of valuation to be scheduled at a later date.
2006-1117	Nelson Tam	Application denied as timely filed

There being no further business, the Board, at the hour of 3:50 p.m. recessed to reconvene Monday, January 29, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 14, 2007

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 25, 2007 To Thursday, January 25, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0638
APPLICANT:	OTR
PARCEL NO.:	0291 007
PARCEL ADDRESS:	0002 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,184,963.00
APPLICANT'S OPINION:	$2,999,700.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0639
APPLICANT:	OTR
PARCEL NO.:	0291 012
PARCEL ADDRESS:	0044 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$118,857,672.00
APPLICANT'S OPINION:	$84,465,567.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0502
APPLICANT:	OTR
PARCEL NO.:	0291 012
PARCEL ADDRESS:	0044 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$120,853,893.00
APPLICANT'S OPINION:	$100,800,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0503
APPLICANT:	OTR
PARCEL NO.:	0291 007
PARCEL ADDRESS:	0002 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,300,436.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0275
APPLICANT:	OTR
PARCEL NO.:	0291 012
PARCEL ADDRESS:	0044 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$123,541,272.00
APPLICANT'S OPINION:	$109,200,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0276
APPLICANT:	OTR
PARCEL NO.:	0291 007
PARCEL ADDRESS:	0002 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,426,444.00
APPLICANT'S OPINION:	$5,799,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 29, 2007 To Tuesday, January 30, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1403
APPLICANT:	FW-BAY, LLC
PARCEL NO.:	0029 007
PARCEL ADDRESS:	0555 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$77,069,020.00
APPLICANT'S OPINION:	$39,567,516.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0958
APPLICANT:	FW-BAY, LLC
PARCEL NO.:	0029 007
PARCEL ADDRESS:	0555 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,951,532.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0829
APPLICANT:	FW-BAY, LLC
PARCEL NO.:	0029 007
PARCEL ADDRESS:	0555 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$75,332,206.00
APPLICANT'S OPINION:	$39,452,988.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, January 29, 2007, at 9:32 a.m.

Present: Peter Fatooh, Lawrence Lee and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2002, 2003 and 2005 assessment roll years being present, the Board heard evidence and testimony in support of an agreed-upon value between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1403	FW-Bay, LLC	Agreed-Upon Value Approved; AV Lowered (Assessor)
2003-0958	FW-Bay, LLC	Agreed-Upon Value Approved; AV Lowered (Assessor)
2004-0829	FW-Bay, LLC	Agreed-Upon Value Approved; AV Lowered (Assessor)

There being no further business, the Board, at the hour of 11:38 a.m., recessed to reconvene Wednesday, January 31, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board January 31, 2007

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 31, 2007 To Wednesday, January 31, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0649
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 001
PARCEL ADDRESS:	0100 - 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,674,041.00
APPLICANT'S OPINION:	$9,846,016.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0650
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 002
PARCEL ADDRESS:	0100 - 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,837,021.00
APPLICANT'S OPINION:	$4,922,508.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 23 2007
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 31, 2007 To Wednesday, January 31, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0651
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 003
PARCEL ADDRESS:	0100 – 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,837,021.00
APPLICANT'S OPINION:	$4,922,508.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0652
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 005
PARCEL ADDRESS:	0100-01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,304,679.00
APPLICANT'S OPINION:	$25,317,468.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0653
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 084
PARCEL ADDRESS:	0022 0026 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,305,636.00
APPLICANT'S OPINION:	$19,665,033.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0654
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 087
PARCEL ADDRESS:	0100 – 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,587,233.00
APPLICANT'S OPINION:	$21,097,890.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0655
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 004
PARCEL ADDRESS:	0100 – 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,717,446.00
APPLICANT'S OPINION:	$4,219,578.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0458
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 001
PARCEL ADDRESS:	0100 - 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,966,674.00
APPLICANT'S OPINION:	$4,790,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0459
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 002
PARCEL ADDRESS:	0100 - 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,983,337.00
APPLICANT'S OPINION:	$2,395,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0460
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 003
PARCEL ADDRESS:	0100 – 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,983,337.00
APPLICANT'S OPINION:	$2,395,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0461
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 004
PARCEL ADDRESS:	0100-01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,842,860.00
APPLICANT'S OPINION:	$2,052,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0462
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 005
PARCEL ADDRESS:	0100-01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,057,166.00
APPLICANT'S OPINION:	$12,316,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0463
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 084
PARCEL ADDRESS:	0022 0026 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,890,111.00
APPLICANT'S OPINION:	$9,566,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0464
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 087
PARCEL ADDRESS:	0100 - 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,214,305.00
APPLICANT'S OPINION:	$10,263,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0302
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 087
PARCEL ADDRESS:	0100 - 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,898,590.00
APPLICANT'S OPINION:	$10,469,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0303
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 084
PARCEL ADDRESS:	0022 0026 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,527,913.00
APPLICANT'S OPINION:	$9,758,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0304
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 005
PARCEL ADDRESS:	0100 - 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,878,308.00
APPLICANT'S OPINION:	$12,562,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0305
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 003
PARCEL ADDRESS:	0100 - 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,143,003.00
APPLICANT'S OPINION:	$2,443,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0306
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 004
PARCEL ADDRESS:	0100 - 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,979,716.00
APPLICANT'S OPINION:	$2,094,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0307
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 002
PARCEL ADDRESS:	0100 – 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,143,003.00
APPLICANT'S OPINION:	$2,443,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0308
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 001
PARCEL ADDRESS:	0100 – 01st ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,286,007.00
APPLICANT'S OPINION:	$4,885,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 31, 2007, at 9:45 a.m.

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Present: Peter Fatooh, Alec Lambie and Lawrence Lee

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 and 2004 assessment roll being present, the Board heard evidence and testimony in support of an agreed-upon value between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0649	US Property Investment Fund	Agreed-Upon Value Approved; AV Lowered (Assessor)
2003-0650	US Property Investment Fund	Same as Above
2003-0651	US Property Investment Fund	Same as Above
2003-0652	US Property Investment Fund	Same as Above
2003-0653	US Property Investment Fund	Same as Above
2003-0654	US Property Investment Fund	Same as Above
2003-0655	US Property Investment Fund	Same as Above
2004-0458	US Property Investment Fund	Agreed-Upon Value Approved; AV Lowered (Assessor)
2004-0459	US Property Investment Fund	Same as Above
2004-0460	US Property Investment Fund	Same as Above
2004-0461	US Property Investment Fund	Same as Above
2004-0462	US Property Investment Fund	Same as Above
2004-0463	US Property Investment Fund	Same as Above
2004-0464	US Property Investment Fund	Same as Above
2005-0302	US Property Investment Fund	Withdrawn at Hearing
2005-0303	US Property Investment Fund	Same as Above
2005-0304	US Property Investment Fund	Same as Above
2005-0305	US Property Investment Fund	Same as Above
2005-0306	US Property Investment Fund	Same as Above
2005-0307	US Property Investment Fund	Same as Above
2005-0308	US Property Investment Fund	Same as Above

There being no further business, the Board, at the hour of 10:48 a.m., recessed to reconvene Thursday, February 1, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 14, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, January 31, 2007 To Wednesday, January 31, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1099
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2004900498
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$10,929,130.00
APPLICANT'S OPINION:	$7,186,170.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1100
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2004900497
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$11,290,850.00
APPLICANT'S OPINION:	$6,850,110.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1101
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2004900496
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$11,362,618.00
APPLICANT'S OPINION:	$6,847,270.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1102
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2004900495
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$10,838,999.00
APPLICANT'S OPINION:	$6,544,350.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1103
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2004900494
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$9,623,871.00
APPLICANT'S OPINION:	$5,815,720.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, January 31, 2007 To Wednesday, January 31, 2007
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0405
APPLICANT:	CHUANG, GUAN YAO
PARCEL NO.:	1182 039
PARCEL ADDRESS:	1323 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$282,000.00
APPLICANT'S OPINION:	$182,031.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0406
APPLICANT:	CHUANG, GUAN YAO
PARCEL NO.:	1182 039
PARCEL ADDRESS:	1323 FULTON ST,
TOPIC:	
CURRENT ASSESSMENT:	$287,262.00
APPLICANT'S OPINION:	$182,031.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-1083
APPLICANT:	PATRICE, GOUVEIA
PARCEL NO.:	3603 031
PARCEL ADDRESS:	0757 0759 CASTRO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Wednesday, January 31, 2007 To Wednesday, January 31, 2007
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0034
APPLICANT:	WU, JON TRUSTEE
PARCEL NO.:	1409 052
PARCEL ADDRESS:	0355 24TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$552,423.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0045
APPLICANT:	NEW WORLD INVESTMENT
PARCEL NO.:	2406 031A
PARCEL ADDRESS:	2418 20TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$6,945,083.00
APPLICANT'S OPINION:	$3,977,006.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0100
APPLICANT:	STANAT, G.C.
PARCEL NO.:	4209 041
PARCEL ADDRESS:	2501 BRYANT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,179,736.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0315
APPLICANT:	YAN, CHECK-TIN
PARCEL NO.:	1566 012
PARCEL ADDRESS:	0547 23RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,219,866.00
APPLICANT'S OPINION:	$680,170.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 31, 2007, at 9:35 a.m.

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Present: Louisa Mendoza, Margaret Ruxton and Mervin Conlan

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-0405	Guan Yao Chuang	A.V.Lowered (Assessor)
2005-0406	Guan Yao Chuang	A.V.Lowered (Assessor)
2005-1083	Gouveia Patrice	Continued
2006-0045	New World Investment	Denied
2006-0315	Check-Tin Yan	Denied (No show)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1099	American Multi Cinema	Postponed
2004-1100	American Multi Cinema	Postponed
2004-1101	American Multi Cinema	Postponed
2004-1102	American Multi Cinema	Postponed
2004-1103	American Multi Cinema	Postponed
2006-0034	Wu, Jon Trustee	Withdrawn
2006-0100	G.C. Stanat	Withdrawn

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Tuesday, February 20, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 13, 2007

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, FEBRUARY 1, 2007
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to deliberate, commence drafting the findings of fact, and to take possible action on the following applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2003-1091

APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,213,066.00
ASSESSOR'S RECOMMENDATION:	$59,700,000.00
APPLICANT'S REVISED OPINION:	$47,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2004-1020

APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,561,293.00
ASSESSOR'S RECOMMENDATION:	$65,900,000.00
APPLICANT'S REVISED OPINION:	$50,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 23 2007
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, FEBRUARY 5, 2007
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to review transcripts and exhibits from the December 19, 2006 Board No. 2 evidentiary hearing on the below listed applications in preparation for the Board No. 1 February 12, 2007 continued hearing on the same below applications (pursuant to Property Tax Rules 301 and 313):

A) APPLICATION: 2004-1663

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005900055
PARCEL ADDRESS:	0000 PIER 07,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$818,763.00
APPLICANT'S OPINION:	$367,901.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

B) APPLICATION: 2004-1664

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005900054
PARCEL ADDRESS:	0000 PIER 07,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$818,763.00
APPLICANT'S OPINION:	$367,901.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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JAN 30 2007
Assessment Appeals Board

C) APPLICATION: 2004-1665

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005900053
PARCEL ADDRESS:	0000 PIER 07,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$501,434.00
APPLICANT'S OPINION:	$94,120.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

D) APPLICATION: 2004-1666

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005900052
PARCEL ADDRESS:	0000 PIER 07,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$458,643.00
APPLICANT'S OPINION:	$86,205.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

E) APPLICATION: 2005-0234

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005990011
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$630,813.00
APPLICANT'S OPINION:	$577,812.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3. Board to review, consider and take possible action on the Postponement Request submitted on behalf of the Applicant for the below listed applications scheduled for hearing on Monday, February 12, 2007 (pursuant to Property Tax Rule 323):

A) APPLICATION: 2005-0112

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005701391
PARCEL	,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,878,972.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

B) APPLICATION: 2005-0113

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005701245
PARCEL	,
TOPIC:	Other
CURRENT ASSESSMENT:	$70,000.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

C) APPLICATION: 2005-0114

APPLICATION:	2005-0114
APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2005701249
PARCEL	,
TOPIC:	Other
CURRENT ASSESSMENT:	$31,371.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

D) APPLICATION: 2006-1107

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2006703831
PARCEL	L-11859 PIER 7-*PI#802639 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,916,552.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

E) APPLICATION: 2006-1108

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2006703696
PARCEL	PIER 9 L-13694-*PI#802295 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,400.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

F) APPLICATION: 2006-1109

APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2006703699
PARCEL	PIER 9 L-13694-*PI#802313 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,998.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

4. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

5. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

6. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, FEBRUARY 8, 2007
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue editing and finalizing the findings of fact document for the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2003-0569
APPLICANT:	STARWOOD LODGING TRUST (REALTY L.P)
PARCEL NO.:	3722 081
PARCEL ADDRESS:	0185 - 0187 03RD ST,
TOPIC:	Decline in Value
ORIGINAL ASSESSMENT:	$136,201,119.00
BOARD'S DECISION:	$120,126,253.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Assessment Appeals

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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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1/13/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 13, 2007 To Tuesday, February 13, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1060
APPLICANT:	TELECOM CENTER SF, LLC c/o JMA PROPERTIES, INC.
PARCEL NO.:	3745 009
PARCEL ADDRESS:	0100 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,347,588.00
APPLICANT'S OPINION:	$7,900,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0476
APPLICANT:	TELECON CENTER SF. LLC
PARCEL NO.:	3745 009
PARCEL ADDRESS:	0100 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,954,538.00
APPLICANT'S OPINION:	$8,382,022.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
FEB 06 2007
Assessment Appeals Board

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Fax: (415) 554-6775
TDD: (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 13, 2007 To Tuesday, February 13, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1060
APPLICANT:	TELECOM CENTER SF, LLC c/o JMA PROPERTIES, INC.
PARCEL NO.:	3745 009
PARCEL ADDRESS:	0100 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,347,588.00
APPLICANT'S OPINION:	$7,900,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0476
APPLICANT:	TELECON CENTER SF. LLC
PARCEL NO.:	3745 009
PARCEL ADDRESS:	0100 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,954,538.00
APPLICANT'S OPINION:	$8,382,022.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
FEB 06 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0629
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 097
PARCEL ADDRESS:	2775V VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,696.00
APPLICANT'S OPINION:	$73,992.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0630
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 030
PARCEL ADDRESS:	2775 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,013,956.00
APPLICANT'S OPINION:	$3,003,700.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0776
APPLICANT:	SAKTI INTERNATIONAL CORP.
PARCEL NO.:	0237 011
PARCEL ADDRESS:	0260 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,838,429.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1082
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A256
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,143,034.00
APPLICANT'S OPINION:	$740,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1083
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A257
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,843.00
APPLICANT'S OPINION:	$634,235.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1084
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A258
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$354,354.00
APPLICANT'S OPINION:	$24,100.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1085
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A259
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$345,952.00
APPLICANT'S OPINION:	$117,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1086
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A260
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$217,077.00
APPLICANT'S OPINION:	$88,687.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1238
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 030
PARCEL ADDRESS:	2775 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,200,916.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1239
APPLICANT:	COMFORT CALIFORNIA, INC
PARCEL NO.:	0503 097
PARCEL ADDRESS:	2775V VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,356.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1267
APPLICANT:	WESTING HOUSE BROADCASTING (VIACOM INC.) ATTN: PHILLOR
PARCEL NO.:	2004710021
PARCEL ADDRESS:	0-SUTRO T V TOWER,
TOPIC:	
CURRENT ASSESSMENT:	$414,424.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0248
APPLICANT:	SAKTI INTERNATIONAL CORP.
PARCEL NO.:	0237 011
PARCEL ADDRESS:	0260 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,195,197.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 13, 2007 To Tuesday, February 13, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1101
APPLICANT:	San Francisco HOTEL GROUP LLC
PARCEL NO.:	0261 017
PARCEL ADDRESS:	0123 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,514,573.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0132
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,700,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0133
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,700,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0134
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,874,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0135
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,039,676.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1243
APPLICANT:	SAN FRANCISCO HOTEL GROUP, LLC
PARCEL NO.:	0261 017
PARCEL ADDRESS:	0123 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,273,321.00
APPLICANT'S OPINION:	$33,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0245
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,220,469.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 13, 2007 at 9:30 a.m.

Present: Alec Lambie, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0629	Comfort California, Inc.	Submitted; continued to 1:30
2003-0630	Comfort California, Inc.	Submitted; continued to 1:30
2004-0776	Sakti International Corp.	Agreed-Upon Value Approved; A.V. Lowered (Assessor)
2004-1082	Cal-Jones Properties	Agreed-Upon Value Approved; A.V. Lowered (Assessor)
2004-1083	Cal-Jones Properties	Same as above
2004-1084	Cal-Jones Properties	Same as above
2004-1085	Cal-Jones Properties	Same as above
2004-1086	Cal-Jones Properties	Same as above
2004-1238	Comfort California, Inc.	Submitted; continued to 1:30
2004-1239	Comfort California, Inc.	Submitted; continued to 1:30
2005-0248	Sakti International Corp.	Agreed-Upon Value Approved; A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1060	Telecom Center SF, LLC	Withdrawn
2003-0476	Telecom Center SF, LLC	Withdrawn
2004-1267	Westinghouse Broadcasting	Withdrawn

RECESS

There being no further business, the Board, at the hour of 11:23 a.m., recessed to reconvene at 1:45 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:48 p.m.

Present: Alec Lambie, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

With no public present for comment, the Board went into closed session at the hour of 1:53 p.m. to deliberate the valuation of the below listed applications affecting the 2003 and 2004 tax roll years. At the hour of 2:38 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0629	Comfort California, Inc.	Denied
2003-0630	Comfort California, Inc.	Denied
2004-1238	Comfort California, Inc.	Denied
2004-1239	Comfort California, Inc.	Denied

There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Wednesday, February 14, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 15, 2007

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Fax: (415) 554-6775
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ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 14, 2007 To Wednesday, February 14, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0092
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL ADDRESS:	0710 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,200,000.00
APPLICANT'S OPINION:	$2,565,576.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1179
APPLICANT:	BANK OF AMERICA CORPORATION
PARCEL NO.:	3765 009
PARCEL ADDRESS:	0445 0471 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,687,518.00
APPLICANT'S OPINION:	$7,843,759.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 0 6 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1180
APPLICANT:	BANK OF AMERICA CORPORATION
PARCEL NO.:	3765 015
PARCEL ADDRESS:	0435V HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$611,202.00
APPLICANT'S OPINION:	$305,601.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1464
APPLICANT:	CHAN, DICKSON
PARCEL NO.:	0271 001A
PARCEL ADDRESS:	0437 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,264,032.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0507
APPLICANT:	CHAN, DICKSON
PARCEL NO.:	0271 001A
PARCEL ADDRESS:	0437 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,429,099.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 14, 2007 To Wednesday, February 14, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1118
APPLICANT:	BRACCO REVOCABLE TRUST 2002
PARCEL NO.:	0222A048
PARCEL ADDRESS:	1170 SACRAMENTO ST, 13D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,324,938.00
APPLICANT'S OPINION:	$1,990,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1323
APPLICANT:	LOUIE 1992 FAMILY TRUST THE
PARCEL NO.:	0225 004
PARCEL ADDRESS:	0725 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,668,940.00
APPLICANT'S OPINION:	$3,208,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1324
APPLICANT:	LOUIE FAMILY TRUST
PARCEL NO.:	0226 040
PARCEL ADDRESS:	0742 - 0756 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,891,973.00
APPLICANT'S OPINION:	$2,674,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1388
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. I LLC
PARCEL NO.:	3721 025
PARCEL ADDRESS:	0171- 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,765,810.00
APPLICANT'S OPINION:	$1,906,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0648
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. I LLC
PARCEL NO.:	3721 025
PARCEL ADDRESS:	0171 - 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,947,000.00
APPLICANT'S OPINION:	$2,969,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 14, 2007 To Wednesday, February 14, 2007
1:30 PM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0926
APPLICANT:	BRACCO REVOCABLE TRUST 2002
PARCEL NO.:	0222A048
PARCEL ADDRESS:	1170 SACRAMENTO ST, 13D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,391,436.00
APPLICANT'S OPINION:	$2,034,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0930
APPLICANT:	TRAITEL FAMILY TRUST
PARCEL NO.:	0222A060
PARCEL ADDRESS:	1170 SACRAMENTO ST, 16D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,264,766.00
APPLICANT'S OPINION:	$2,285,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 14, 20007, at 9:37 a.m.

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Present: Lawrence Lee, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, President

The following listed applicant for change in the assessed valuation of property affecting the 1999 supplemental roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0092	Montgomery Realty Group	New Taxpayer Agent; Board postponed hearing for no longer than 90 days

The following listed applicant for change in the assessed valuation of property affecting the 2004 tax roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1179	Bank of America Corp.	Denied-No Show
2004-1180	Bank of America Corp.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1464	Dickson Chan	Postponed
2005-0507	Dickson Chan	Postponed

There being no further business, the Board, at the hour of 10:23 a.m., recessed to reconvene Thursday, February 15, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 15, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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7

15/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 15, 2007 To Thursday, February 15, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1609
APPLICANT:	INDUSTRIAL INDEMNITY
PARCEL NO.:	0262 013
PARCEL ADDRESS:	0245 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,769,360.00
APPLICANT'S OPINION:	$31,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1380
APPLICANT:	CAMFEX ASSOCIATES
PARCEL NO.:	0262 013
PARCEL ADDRESS:	0245 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,804,747.00
APPLICANT'S OPINION:	$15,841,424.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 06 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0390
APPLICANT:	CAMFEX ASSOCIATES
PARCEL NO.:	0262 013
PARCEL ADDRESS:	0245 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,790,611.00
APPLICANT'S OPINION:	$16,135,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0422
APPLICANT:	625 MARKET LP
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 0631 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,298,718.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0060
APPLICANT:	625 MARKET LP
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 0631 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,624,690.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 15, 2007 To Thursday, February 15, 2007
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0296
APPLICANT:	CAMFEX ASSOCIATES
PARCEL NO.:	0262 013
PARCEL ADDRESS:	0245 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,866,424.00
APPLICANT'S OPINION:	$16,459,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0993
APPLICANT:	625 MARKET LP
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 0631 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$16,000,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 15, 2007 at 9:32 a.m.

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Present: Lawrence Lee, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1609	Industrial Indemnity	Board approved Taxpayer's request for postponement; reschedule in 60 days.
2003-1380	Camfex Associates	Agreed-Upon Value Approved; A.V. Lowered (Assessor)
2004-0390	Camfex Associates	Same as above
2005-0296	Camfex Associates	Same as above

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0422	625 Market, LP	Withdrawn
2005-0060	625 Market, LP	Withdrawn
2005-0993	625 Market, LP	Withdrawn

There being no further business, the Board, at the hour of 10:27 a.m., recessed to reconvene Tuesday, February 20, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 22, 2007

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 20, 2007 To Tuesday, February 20, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1416
APPLICANT:	SERRA COMMONS, LLC
PARCEL NO.:	0022 015
PARCEL ADDRESS:	0455 BEACH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$33,631,513.00
APPLICANT'S OPINION:	$19,998,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1417
APPLICANT:	SERRA COMMONS, LLC
PARCEL NO.:	0022 015
PARCEL ADDRESS:	0455 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,388,917.00
APPLICANT'S OPINION:	$19,998,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 13 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0574
APPLICANT:	SERRA COMMONS, LLC
PARCEL NO.:	0022 015
PARCEL ADDRESS:	0455 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,076,693.00
APPLICANT'S OPINION:	$10,522,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0504
APPLICANT:	SERRA COMMONS, LLC
PARCEL NO.:	0022 015
PARCEL ADDRESS:	0455 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,731,573.00
APPLICANT'S OPINION:	$10,719,400.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1120
APPLICANT:	JCF PROPERTIES LLC
PARCEL NO.:	3715 025
PARCEL ADDRESS:	0141 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,516,105.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0295
APPLICANT:	SERRA COMMONS, LLC
PARCEL NO.:	0022 015
PARCEL ADDRESS:	0455 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,946,692.00
APPLICANT'S OPINION:	$9,583,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0775
APPLICANT:	JOIE DE VIVRE HOSPITALITY
PARCEL NO.:	0331 006
PARCEL ADDRESS:	0111 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,285,052.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0873
APPLICANT:	JCF PROPERTIES LLC
PARCEL NO.:	3715 025
PARCEL ADDRESS:	0141 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,708,553.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 20, 2007 To Tuesday, February 20, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0549
APPLICANT:	TMG ONE MARKET, LP
PARCEL NO.:	3713 006
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,814,370.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1121
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 012
PARCEL ADDRESS:	0369 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,617,959.00
APPLICANT'S OPINION:	$9,100,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1122
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 013
PARCEL ADDRESS:	0002 PETRARCH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$407,493.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1123
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 014
PARCEL ADDRESS:	0353 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$797,357.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1124
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 015
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$129,594.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1193
APPLICANT:	1045 MISSION, LP
PARCEL NO.:	3726 109
PARCEL ADDRESS:	1045 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,736,360.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1301
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 012
PARCEL ADDRESS:	0369 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,834,866.00
APPLICANT'S OPINION:	$9,100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1302
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 013
PARCEL ADDRESS:	0002 PETRARCH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$415,099.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1303
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 014
PARCEL ADDRESS:	0353 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$812,240.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1304
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 015
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$132,012.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1319
APPLICANT:	1045 MISSION, LP
PARCEL NO.:	3726 109
PARCEL ADDRESS:	1045 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,328,877.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0674
APPLICANT:	1045 MISSION, LP
PARCEL NO.:	3726 109
PARCEL ADDRESS:	1045 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,975,454.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0831
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 012
PARCEL ADDRESS:	0369 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,071,562.00
APPLICANT'S OPINION:	$9,100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0832
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 013
PARCEL ADDRESS:	0002 PETRARCH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$423,398.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0833
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 014
PARCEL ADDRESS:	0353 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$828,481.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0834
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 015
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$134,651.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 20, 2007 at 9:40 a.m.

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Present: Peter Fatooh and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Following both parties' agreement to proceed with a quorum of the Board present, Chairperson Silver had to recuse herself from hearing the below listed applications due to a potential conflict of interest. As a result, the Board went into recess at the hour of 9:53 a.m. to await the arrival of a substitute board member.

SF
H7
#2
2/20/07

RECONVENING OF THE BOARD

The Board reconvened for business at the hour of 10:34 a.m.

Present: Peter Fatooh and Richard Lee

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1417	Serra Commons, LLC	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2003-0574	Serra Commons, LLC	Same as Above
2004-0504	Serra Commons, LLC	Same as Above
2005-0295	Serra Commons, LLC	Withdrawn at Hearing

RECESS

The Board went into recess at the hour of 11:18 a.m.

RECONVENING OF THE BOARD

The Board reconvened for business at the hour of 11:22 a.m.

Present: Richard Lee, Hayes Miles and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2004 assessment roll year being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value for the below listed application. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2004-1120	JCF Properties, LLC	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene Wednesday, February 21, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board March 8, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

SF
A77
#1
2/21/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 21, 2007 To Wednesday, February 21, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1105
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INC
PARCEL NO.:	0317 003
PARCEL ADDRESS:	0403 0405 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$24,412,631.00
APPLICANT'S OPINION:	$12,250,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 13 2007
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1128
APPLICANT:	YERBA BUENA ASSOCIATES
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,591,408.00
APPLICANT'S OPINION:	$22,365,500.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1919
APPLICANT:	YERBA BUENA ASSOCIATES
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 0899 HOWARD ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$33,779,196.00
APPLICANT'S OPINION:	$22,365,500.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1311
APPLICANT:	MASS. MUTUAL LIFE INS.
PARCEL NO.:	0317 003
PARCEL ADDRESS:	0403 0405 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,306,006.00
APPLICANT'S OPINION:	$19,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1476
APPLICANT:	IRP YERBA BUENA ASSOCIATES, LLC
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,409,853.00
APPLICANT'S OPINION:	$22,365,500.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0545
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INS.
PARCEL NO.:	0317 003
PARCEL ADDRESS:	0403 0405 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,024,425.00
APPLICANT'S OPINION:	$24,252,299.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0558
APPLICANT:	IRP YERBA BUENA ASSOCIATES, LLC
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,098,049.00
APPLICANT'S OPINION:	$22,365,500.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 21, 2007 To Wednesday, February 21, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2221
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES c/o BICKFORD ACCOUNTANCY
PARCEL NO.:	5286A007A
PARCEL ADDRESS:	2325 2345 JERROLD AVE,
TOPIC:	
CURRENT ASSESSMENT:	$5,147,432.00
APPLICANT'S OPINION:	$2,724,934.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1213
APPLICANT:	QUAN, LAI KING
PARCEL NO.:	0526 019
PARCEL ADDRESS:	2526 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,085,732.00
APPLICANT'S OPINION:	$1,505,520.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1307
APPLICANT:	YEE, SHUBERT
PARCEL NO.:	0504 018
PARCEL ADDRESS:	1545 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,800,945.00
APPLICANT'S OPINION:	$835,250.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0724
APPLICANT:	595 MARKET STREET, INC. c/o SPEYER PROPERTIES
PARCEL NO.:	3708 043
PARCEL ADDRESS:	0595 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,032,008.00
APPLICANT'S OPINION:	$12,619,200.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0725
APPLICANT:	595 MARKET STREET, INC. c/o SPEYER PROPERTIES
PARCEL NO.:	3708 059
PARCEL ADDRESS:	0595 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,422,256.00
APPLICANT'S OPINION:	$35,053,400.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0844
APPLICANT:	VAN NESS HOTELS, INC; DBA LA QUINTA
PARCEL NO.:	0715 010
PARCEL ADDRESS:	1050 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,090,588.00
APPLICANT'S OPINION:	$1,547,368.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0845
APPLICANT:	VAN NESS HOTELS, INC; DBA LA QUINTA
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,854,340.00
APPLICANT'S OPINION:	$1,547,368.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0853
APPLICANT:	QUAN, LAI KING
PARCEL NO.:	0526 019
PARCEL ADDRESS:	2526 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,128,686.00
APPLICANT'S OPINION:	$1,505,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 21, 2007, at 9:35 a.m.

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Present: Peter Fatooh, Alec Lambie and Stephen Wasserman

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1105	Massachusetts Mutual Life Ins.	Withdrawn at hearing
2004-1311	Massachusetts Mutual Life Ins.	A.V. Lowered (Assessor)
2005-0545	Massachusetts Mutual Life Ins.	Withdrawn at hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1128	Yerba Buena Associates	Withdrawn
2003-1919	Yerba Buena Associates	Withdrawn
2004-1476	IRP Yerba Buena Associates	Withdrawn
2005-0558	IRP Yerba Buena Associates	Withdrawn

RECESS

There being no further business, the Board, at the hour of 10:12 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:43 p.m.

Present: Peter Fatooh, Alec Lambie and Carol Ruth Silver

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blits

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-2221	Flair Diversified Properties	A.V. Lowered (Assessor)
2004-1307	Shubert Yee	Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1213	Lai King Quan	Withdrawn
2005-0724	595 Market Street, Inc.	Postponed
2005-0725	595 Market Street, Inc.	Postponed
2005-0844	Van Ness Hotels, Inc.	Withdrawn
2005-0845	Van Ness Hotels, Inc.	Withdrawn
2005-0853	Lai King Quan	Withdrawn

There being no further business, the Board, at the hour of 3:27 p.m., recessed to reconvene Thursday, February 22, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 22, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 22, 2007 To Thursday, February 22, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0160
APPLICANT:	FEDERAL AUTO PARKS INC.
PARCEL NO.:	1999300471
PARCEL ADDRESS:	,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$596,000.00
APPLICANT'S OPINION:	$20,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

DOCUMENTS DEPT.
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0288
APPLICANT:	ALECTA PENSIONSFORSAKRING
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,651,453.00
APPLICANT'S OPINION:	$44,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0862
APPLICANT:	WELLS FARGO BANKS
PARCEL NO.:	3724 066
PARCEL ADDRESS:	0155 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,315,244.00
APPLICANT'S OPINION:	$24,657,623.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0863
APPLICANT:	WELLS FARGO BANKS
PARCEL NO.:	2989B033
PARCEL ADDRESS:	0279 W WEST PORTAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,911,975.00
APPLICANT'S OPINION:	$955,988.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0864
APPLICANT:	WELLS FARGO BANKS
PARCEL NO.:	0240 020
PARCEL ADDRESS:	0550 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$114,760,368.00
APPLICANT'S OPINION:	$85,206,561.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0865
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	0491 009
PARCEL ADDRESS:	2055 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,379,043.00
APPLICANT'S OPINION:	$2,689,522.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0866
APPLICANT:	WELLS FARGO BANKS
PARCEL NO.:	0636 018A
PARCEL ADDRESS:	2100 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,001,920.00
APPLICANT'S OPINION:	$1,596,056.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 22, 2007 To Thursday, February 22, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1350
APPLICANT:	222 SUTTER LIMITED PARTNERS
PARCEL NO.:	0287 009
PARCEL ADDRESS:	0222 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,019,178.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0623
APPLICANT:	SOLID STEP, LLC
PARCEL NO.:	0285 020
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,000,000.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0624
APPLICANT:	SOLID STEP, LLC
PARCEL NO.:	0285 020
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,000,000.00
APPLICANT'S OPINION:	$4,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0625
APPLICANT:	SOLID STEP, LLC
PARCEL NO.:	0285 020
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	
CURRENT ASSESSMENT:	$6,112,020.00
APPLICANT'S OPINION:	$4,386,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1130
APPLICANT:	222 SUTTER LIMITED PARTNERS
PARCEL NO.:	0287 009
PARCEL ADDRESS:	0222 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,710,325.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0753
APPLICANT:	SOLID STEP, LLC
PARCEL NO.:	0285 020
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,234,259.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 22, 2007 at 9:30 a.m.

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Present: Peter Fatooh, Lawrence Lee and Hayes Miles

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-0288	Alecta Pensionsforsakring	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0160	Federal Auto Parks, Inc.	Withdrawn
2005-0862	Wells Fargo Bank	Postponed
2005-0863	Wells Fargo Bank	Withdrawn
2005-0864	Wells Fargo Bank	Withdrawn
2005-0865	Wells Fargo Bank	Withdrawn
2005-0866	Wells Fargo Bank	Withdrawn

RECESS

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Peter Fatooh, Alec Lambie and Lawrence Lee

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property Affecting the Assessment Roll for various year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2003-1350	222 Sutter Limited Partners	Submitted
2004-0623	Solid Step, LLC	Denied
2004-0624	Solid Step, LLC	Withdrawn at Hearing
2004-0625	Solid Step, LLC	Withdrawn at Hearing
2005-0753	Solid Step, LLC	Withdrawn at Hearing
2004-1130	222 Sutter Limited Partners	Previously Withdrawn

There being no further business, the Board, at the hour of 3:50 p.m., recessed to reconvene Monday, February 26, 2007 at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board March 8, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, FEBRUARY 23, 2007
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue its deliberation, continue drafting the findings of fact, and to take possible action on the following applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2003-1091

APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,213,066.00
ASSESSOR'S RECOMMENDATION:	$59,700,000.00
APPLICANT'S REVISED OPINION:	$47,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2004-1020

APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,561,293.00
ASSESSOR'S RECOMMENDATION:	$65,900,000.00
APPLICANT'S REVISED OPINION:	$50,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 20 2007
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, FEBRUARY 26, 2007
9:00 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue its deliberation, continue drafting the findings of fact, and to take possible action on the following applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2003-1091

APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,213,066.00
ASSESSOR'S RECOMMENDATION:	$59,700,000.00
APPLICANT'S REVISED OPINION:	$47,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2004-1020

APPLICANT:	EOP - 301 HOWARD STREET LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,561,293.00
ASSESSOR'S RECOMMENDATION:	$65,900,000.00
APPLICANT'S REVISED OPINION:	$50,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 2 3 2007
Assessment Appeals Board

3. Closed session to deliberate valuation and take possible action on the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2003-1350
APPLICANT:	222 SUTTER LIMITED PARTNERS
PARCEL NO.:	0287 009
PARCEL ADDRESS:	0222 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,019,178.00
APPLICANT REVISED VALUE:	$32,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

5. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

6. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, February 26, 2007, at 9:12 a.m.

Present: Peter Fatooh, Alec Lambie and Lawrence Lee

Quorum present

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Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session with legal counsel at the hour of 9:15 a.m. to continue deliberating the valuation of the below listed applications filed on behalf of EOP –301 Howard Street, LLC affecting the 2003 and 2004 tax roll years, and to commence deliberation on the below listed application filed on behalf of 222 Sutter Limited Partners affecting the 2003 tax roll year.

At the hour of 10:30 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1091	EOP-301 Howard Street, LLC	A.V. Lowered (Board)
2004-1020	EOP-301 Howard Street, LLC	A.V. Lowered (Board)
2003-1350	222 Sutter Limited Partners	Denied; No Change to Value

RECESS

There being no further business, the Board, at the hour of 10:36 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Lawrence Lee, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1191	Brel Associates XIX	Withdrawn
2003-1192	Underwater World at Pier 39	Withdrawn
2004-1325	Underwater World at Pier 39	A.V. Lowered (Assessor)
2004-1326	Brel Associates XIX	Denied
2005-0634	Underwater World at Pier 39	A.V. Lowered (Assessor)
2005-0635	Brel Associates XIX	Penalty Waived

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0714	G & I Mission, LLC	Postponed
2004-0391	G & I Mission, LLC	Postponed
2005-0297	G & I Mission, LLC	Postponed

There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Tuesday, February 27, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 27, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 26, 2007 To Monday, February 26, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0714
APPLICANT:	G & I MISSION, LLC
PARCEL NO.:	3512 008
PARCEL ADDRESS:	1656 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,599,353.00
APPLICANT'S OPINION:	$12,479,806.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1191
APPLICANT:	BREL ASSOCIATES XIX
PARCEL NO.:	2003207663
PARCEL ADDRESS:	0000 PIER 39,
TOPIC:	
CURRENT ASSESSMENT:	$2,232,166.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1192
APPLICANT:	UNDERWATER WORLD
PARCEL NO.:	2003704230
PARCEL ADDRESS:	0000 PIER 39 AQUARIUM,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,060,545.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0391
APPLICANT:	G & I MISSION, LLC
PARCEL NO.:	3512 008
PARCEL ADDRESS:	1656 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,376,012.00
APPLICANT'S OPINION:	$12,712,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1325
APPLICANT:	UNDERWATER WORLD AT PIER 39
PARCEL NO.:	2004704230
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,755.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1326
APPLICANT:	BREL ASSOCIATES XIX
PARCEL NO.:	2004207663
PARCEL ADDRESS:	0004 EMBARCADERO CENTER, 2400
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,067,324.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0297
APPLICANT:	G & I MISSION, LLC
PARCEL NO.:	3512 008
PARCEL ADDRESS:	1656 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,223,532.00
APPLICANT'S OPINION:	$12,966,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0634
APPLICANT:	UNDERWATER WORLD AT PIER 39
PARCEL NO.:	2005701278
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,756.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0635
APPLICANT:	BREL ASSOCIATES XIX
PARCEL NO.:	2005400375
PARCEL ADDRESS:	0000 PIER 39,
TOPIC:	
CURRENT ASSESSMENT:	$4,788,924.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 27, 2007 To Tuesday, February 27, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1542
APPLICANT:	CITY CENTER RETAIL TRUST
PARCEL NO.:	0310 015
PARCEL ADDRESS:	0100 0118 GRANT AVE,
TOPIC:	
CURRENT ASSESSMENT:	$42,061,056.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1543
APPLICANT:	CITY CENTER RETAIL TRUST
PARCEL NO.:	0310 014
PARCEL ADDRESS:	0080 0084 GEARY ST,
TOPIC:	
CURRENT ASSESSMENT:	$4,750,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
FEB 21 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1544
APPLICANT:	CITY CENTER RETAIL TRUST
PARCEL NO.:	0310 014
PARCEL ADDRESS:	0080 0084 GEARY ST,
TOPIC:	
CURRENT ASSESSMENT:	$4,941,900.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0613
APPLICANT:	CITY CENTER RETAIL TRUST
PARCEL NO.:	0310 014
PARCEL ADDRESS:	0080 0084 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,040,738.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0614
APPLICANT:	CITY CENTER RETAIL TRUST
PARCEL NO.:	0310 015
PARCEL ADDRESS:	0100 0118 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,293,566.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1097
APPLICANT:	GEARY GRANT LLC
PARCEL NO.:	0310 013
PARCEL ADDRESS:	0100 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,591,656.00
APPLICANT'S OPINION:	$4,750,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1087
APPLICANT:	GEARY GRANT LLC
PARCEL NO.:	0310 013
PARCEL ADDRESS:	0100 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,592,976.00
APPLICANT'S OPINION:	$8,700,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1380
APPLICANT:	CITY CENTER RETAIL TRUST/100 GRANT AVENUE VENTURE
PARCEL NO.:	0310 014
PARCEL ADDRESS:	0080 0084 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,134,848.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1381
APPLICANT:	CITY CENTER RETAIL TRUST/100 GRANT AVENUE VENTURE
PARCEL NO.:	0310 015
PARCEL ADDRESS:	0100 0118 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,653,776.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0840
APPLICANT:	CITY CENTER RETAIL TRUST
PARCEL NO.:	0310 014
PARCEL ADDRESS:	0080 0084 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,237,544.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0842
APPLICANT:	CITY CENTER RETAIL TRUST
PARCEL NO.:	0310 015
PARCEL ADDRESS:	0100 0118 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,046,851.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0885
APPLICANT:	GEARY-GRANT LLC
PARCEL NO.:	0310 013
PARCEL ADDRESS:	0100 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,966,144.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 27, 2007, at 9:40 a.m.

Present: Alec Lambie, Diane Robinson and Hayes Miles

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1542	City Center Retail Trust	A.V. Lowered (Assessor)
2002-1544	City Center Retail Trust	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1543	City Center Retail Trust	Withdrawn
2003-0613	City Center Retail Trust	Postponed
2003-0614	City Center Retail Trust	Postponed
2003-1097	Geary Grant, LLC	Postponed
2004-1087	Geary Grant, LLC	Postponed
2004-1380	City Center Retail Trust	Postponed
2004-1381	City Center Retail Trust	Postponed
2005-0840	City Center Retail Trust	Postponed
2005-0842	City Center Retail Trust	Postponed
2005-0885	Geary Grant, LLC	Postponed

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Wednesday, February 28, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

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Approved by the Board March 14, 2007

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, February 27, 2007 To Tuesday, February 27, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0004
APPLICANT:	RENT-A-CENTER #01095
PARCEL NO.:	2005900389
PARCEL ADDRESS:	1375 FILLMORE ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$33,611.00
APPLICANT'S OPINION:	$14,750.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0005
APPLICANT:	RENT-A-CENTER #01095
PARCEL NO.:	2005900388
PARCEL ADDRESS:	1375 FILLMORE ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$49,215.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

DATE POSTED
FEB 21 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0006
APPLICANT:	RENT-A-CENTER #01095
PARCEL NO.:	2005900387
PARCEL ADDRESS:	1375 FILLMORE ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$72,123.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0114
APPLICANT:	BELGARDE, RICK
PARCEL NO.:	5520 003
PARCEL ADDRESS:	1428 SHOTWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$425,009.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0126
APPLICANT:	SCHWAB, CHARLES - TRUSTEE c/o CHAN, DOI & LEAL
PARCEL NO.:	0944 007
PARCEL ADDRESS:	2518 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,310,336.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0129
APPLICANT:	LATHAM & WATKINS, LLP
PARCEL NO.:	2006203982
PARCEL ADDRESS:	0505 MONTGOMERY ST, 2000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,945,808.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0130
APPLICANT:	BANK OF THE WEST
PARCEL NO.:	2006208609
PARCEL ADDRESS:	0180 MONTGOMERY ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,175,129.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0134
APPLICANT:	LEE, REBECCA
PARCEL NO.:	1003 052
PARCEL ADDRESS:	2865 CLAY ST, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$994,622.00
APPLICANT'S OPINION:	$956,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0135
APPLICANT:	GALVIN, CHRISTOPHER
PARCEL NO.:	1392 024
PARCEL ADDRESS:	0261 32ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,929,619.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0166
APPLICANT:	MORGAN HOLDINGS/TRUST
PARCEL NO.:	5203 035
PARCEL ADDRESS:	0330 NEWHALL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,841,197.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0167
APPLICANT:	LOCKSLEY PLACE APARTMENTS, LP
PARCEL NO.:	2634 102
PARCEL ADDRESS:	0184 LOCKSLEY AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,600,589.00
APPLICANT'S OPINION:	$1,300,589.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0169
APPLICANT:	RENT-A-CENTER #01094
PARCEL NO.:	2006202328
PARCEL ADDRESS:	2853 MISSION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$411,885.00
APPLICANT'S OPINION:	$322,571.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0187
APPLICANT:	CHRISTIAN, CLIVE
PARCEL NO.:	2006208458
PARCEL ADDRESS:	0101 HENRY ADAMS ST, 0348
TOPIC:	
CURRENT ASSESSMENT:	$156,316.00
APPLICANT'S OPINION:	$73,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0203
APPLICANT:	ASI WEST LLC
PARCEL NO.:	2006400288
PARCEL ADDRESS:	0560 09TH ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$1,004,452.00
APPLICANT'S OPINION:	$1,004,452.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 27, 2007, at 9:30 a.m.

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Present: John McGary, Richard Lee and Mervin Conlan

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2006-0114	Rick Belgarde	Denied (No show)
2006-0203	ASI West LLC	Penalty Waived

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0004	Rent a Center	Postponed
2005-0005	Rent a Center	Postponed
2005-0006	Rent a Center	Postponed
2006-0126	Schwab, Charles Trustee	Withdrawn
2006-0129	Latham & Watkins, LLP	Withdrawn
2006-0130	Bank of the West	Withdrawn
2006-0134	Rebecca Lee	Withdrawn
2006-0135	Christopher Galvin	Withdrawn
2006-0166	Morgan Holdings/Trust	Withdrawn
2006-0167	Locksley Place Apartments	Withdrawn
2006-0169	Rent a Center	Postponed
2006-0187	Clive Christian	Withdrawn

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Tuesday, March 13, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 13, 2007

Phone: (415) 554-6778
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City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 28, 2007 To Wednesday, February 28, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0536
APPLICANT:	GUS REALTY, INC.
PARCEL NO.:	0309 027
PARCEL ADDRESS:	0225 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,471,289.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1400
APPLICANT:	GUS REALTY, INC.
PARCEL NO.:	0309 027
PARCEL ADDRESS:	0225 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,593,082.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0837
APPLICANT:	GUS REALTY, INC.
PARCEL NO.:	0309 027
PARCEL ADDRESS:	0225 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,944,943.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 28, 2007 To Wednesday, February 28, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0132
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,700,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0133
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$8,700,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0134
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,874,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0135
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,039,676.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0245
APPLICANT:	PACIFIC PARTNERS, LLC
PARCEL NO.:	0176 007
PARCEL ADDRESS:	0801 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,220,469.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0637
APPLICANT:	ALHAMBRA ASSOCIATES
PARCEL NO.:	0242 013
PARCEL ADDRESS:	0770 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,900,915.00
APPLICANT'S OPINION:	$4,140,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0640
APPLICANT:	MUROLO, JUDITH
PARCEL NO.:	0531 015
PARCEL ADDRESS:	3010 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,200,860.00
APPLICANT'S OPINION:	$1,320,440.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0642
APPLICANT:	MTM MANAGEMENT COMPANY
PARCEL NO.:	0585 012E
PARCEL ADDRESS:	2460 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,599,017.00
APPLICANT'S OPINION:	$2,160,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 28, 2007 To Wednesday, February 28, 2007
1:30 PM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0659
APPLICANT:	CONSORTI FAMILY REV. TRUST
PARCEL NO.:	0120 012
PARCEL ADDRESS:	0036 MACONDRAY LN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,811,084.00
APPLICANT'S OPINION:	$1,967,432.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0877
APPLICANT:	VOTRUBA, JOHN
PARCEL NO.:	0106 038
PARCEL ADDRESS:	0218 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,882,436.00
APPLICANT'S OPINION:	$1,295,990.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 28, 2007, at 9:33 a.m.

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Present: Lawrence Lee, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 and 2004 assessment roll years being present, the Board heard testimony and evidence from both parties in support of an agreed-upon value between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0536	Gus Realty, Inc.	Agreed Upon Value Approved; A.V. Lowered (Assessor)
2004-1400	Gus Realty, Inc.	Same as Above
2005-0837	Gus Realty, Inc.	Withdrawn

RECESS

There being no further business, the Board, at the hour of 10:36 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:45 p.m.

Present: Lawrence Lee, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003, 2004 and 2005 assessment roll years being present, the Board heard testimony and evidence from both parties in support of an agreed-upon value between the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0132	Pacific Partners, Inc.	Withdrawn
2004-0133	Pacific Partners, Inc.	Withdrawn
2004-0134	Pacific Partners, Inc.	Agreed Upon Value Approved; A.V. Lowered (Assessor)
2004-0135	Pacific Partners, Inc.	Same as Above
2005-0245	Gus Realty, Inc.	Same as Above

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0637	Alhambra Associates	Withdrawn
2005-0640	Judith Murolo	Withdrawn
2005-0642	MTM Management Company	Postponed
2005-0659	Consorti Family Rev. Trust	Withdrawn
2005-0877	John Votruba	Withdrawn

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Friday, March 2, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board March 8, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 01, 2007 To Thursday, March 01, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0611
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,313,107.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0613
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,906,589.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 21 2007
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 01, 2007 To Thursday, March 01, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0614
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2004710043
PARCEL ADDRESS:	1300 COLUMBUS FISHERMAN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,686,025.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0615
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,281,064.00
APPLICANT'S OPINION:	$600,600.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0616
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 012
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$119,773.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 01, 2007 To Thursday, March 01, 2007
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0617
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,968,989.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0667
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0069 005
PARCEL ADDRESS:	2323 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,280,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0668
APPLICANT:	490 POST STREET INVESTORS LP c/o DAVID PICK, ESQ
PARCEL NO.:	0296 010
PARCEL ADDRESS:	0490 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,754,760.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 01, 2007 To Thursday, March 01, 2007
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0669
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,976,084.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0670
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,701,908.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
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CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MARCH 2, 2007
9:30 AM

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue editing and finalizing its findings of fact document for the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2003-0569
APPLICANT:	STARWOOD LODGING TRUST (REALTY L.P)
PARCEL NO.:	3722 081
PARCEL ADDRESS:	0185 - 0187 03RD ST,
TOPIC:	Decline in Value
ORIGINAL ASSESSMENT:	$136,201,119.00
BOARD'S DECISION:	$120,126,253.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

DATE POSTED
FEB 28 2007
Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 05, 2007 To Monday, March 05, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0530
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$76,458,259.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0531
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,354,342.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0710
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,379,626.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0711
APPLICANT:	101 MONTGOMERY STREET CO. c/o WILLIAM CAHILL
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$77,885,733.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0675
APPLICANT:	101 MONTGOMERY STREET CO. C/O CALFOX, INC.
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,407,217.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0676
APPLICANT:	101 MONTGOMERY STREET CO. C/O CALFOX, INC.
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$79,443,447.00
APPLICANT'S OPINION:	$54,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0852
APPLICANT:	CFRI / URBAN 939 MARKET LLC
PARCEL NO.:	3704 073
PARCEL ADDRESS:	0935 0939 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,471,685.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0858
APPLICANT:	CFRI MARKET STREET, LLC
PARCEL NO.:	3706 047
PARCEL ADDRESS:	0799 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,868,098.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 05, 2007 To Monday, March 05, 2007
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0794
APPLICANT:	101 MONTGOMERY STREET CO. C/O CALFOX, INC.
PARCEL NO.:	0288 006
PARCEL ADDRESS:	0105 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,435,360.00
APPLICANT'S OPINION:	$1,148,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0795
APPLICANT:	101 MONTGOMERY STREET CO. C/O CALFOX, INC.
PARCEL NO.:	0288 031
PARCEL ADDRESS:	0101 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,032,315.00
APPLICANT'S OPINION:	$64,800,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Frank Darby by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 5, 2007 at 9:40 a.m.

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Present: Peter Fatooh and Richard Lee

Quorum present

Chairperson: Peter Fatooh, Presiding

With the following listed applicant for change in the assessed valuation of property affecting the 2003 and 2004 assessment roll years being present, and following both parties' agreement to proceed with a Board quorum, the Board heard evidence and testimony from both parties in support of an agreed-upon value for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
A77
#2
2/5/07

Appeal No.	Name	Disposition
2003-0530	101 Montgomery Street Co.	Agreed-Upon Value Denied; Reschedule Hearing before a Full Board Panel
2003-0531	101 Montgomery Street Co.	Same as Above
2004-0710	101 Montgomery Street Co.	Same as Above
2004-0711	101 Montgomery Street Co.	Same as Above

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0675	101 Montgomery Street Co.	Previously Postponed
2005-0676	101 Montgomery Street Co.	Previously Postponed
2005-0852	CFRI / Urban 939 Market LLC	Withdrawn
2005-0858	CFRI Market LLC	Withdrawn
2006-0794	101 Montgomery Street Co.	Previously Postponed
2006-0795	101 Montgomery Street Co.	Previously Postponed

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Thursday, March 8, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board March 8, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

SF
A77
#1
3/7/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 07, 2007 To Wednesday, March 07, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0282
APPLICANT:	CEP SPEAR STREET INVESTORS, LLC
PARCEL NO.:	3717 005
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,199,820.00
APPLICANT'S OPINION:	$2,316,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0283
APPLICANT:	CEP SPEAR STREET INVESTORS, LLC
PARCEL NO.:	3717 010
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,770,863.00
APPLICANT'S OPINION:	$27,342,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 28 2007
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 07, 2007 To Wednesday, March 07, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0284
APPLICANT:	CEP SPEAR STREET INVESTORS, LLC
PARCEL NO.:	3717 011
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,770,863.00
APPLICANT'S OPINION:	$27,342,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 08, 2007 To Thursday, March 08, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0696
APPLICANT:	RALPHS GROCERY CO.
PARCEL NO.:	2004701199
PARCEL ADDRESS:	0345 WILLIAM AV,
TOPIC:	
CURRENT ASSESSMENT:	$2,586,442.00
APPLICANT'S OPINION:	$1,293,222.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0309
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,167,165.00
APPLICANT'S OPINION:	$2,151,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 08, 2007 To Thursday, March 08, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0310
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,976,592.00
APPLICANT'S OPINION:	$9,592,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0311
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,144,296.00
APPLICANT'S OPINION:	$3,043,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0312
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,365,015.00
APPLICANT'S OPINION:	$3,709,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 08, 2007 To Thursday, March 08, 2007
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0313
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,805,880.00
APPLICANT'S OPINION:	$3,242,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 8, 2007 at 9:40 a.m.

Present: Peter Fatooh, Lawrence Lee and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0309	Teachers Insurance & Annuity	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2005-0310	Teachers Insurance & Annuity	Same as Above
2005-0311	Teachers Insurance & Annuity	Same as Above
2005-0312	Teachers Insurance & Annuity	Same as Above
2005-0313	Teachers Insurance & Annuity	Same as Above

The following listed applicant for change in the assessed valuation of property affecting the 2004 assessment roll having not been present for hearing as scheduled, the Board took action as specified under this date on the original of the respective application:

Appeal No.	Name	Disposition
2004-0696	Ralphs Grocery Co.	Denied; No Show

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene Monday, March 12, 2007, at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

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Approved by the Board on Thursday, March 15, 2007

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 12, 2007 To Monday, March 12, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0366
APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,085,158.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0410
APPLICANT:	555-575 MARKET STREET, LLC
PARCEL NO.:	3708 057
PARCEL ADDRESS:	0555 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$91,994,865.00
APPLICANT'S OPINION:	$31,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
MAR 0 6 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0411
APPLICANT:	555-575 MARKET STREET, LLC
PARCEL NO.:	3708 058
PARCEL ADDRESS:	0575 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$112,426,158.00
APPLICANT'S OPINION:	$38,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0744
APPLICANT:	98 BATTERY ASSOCIATES, LLC
PARCEL NO.:	0266 008
PARCEL ADDRESS:	0098 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,260,419.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0782
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INSURANCE CO.
PARCEL NO.:	3741 032
PARCEL ADDRESS:	0201 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$75,671,452.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1444
APPLICANT:	VENTAS REALTY, LP
PARCEL NO.:	0278 019
PARCEL ADDRESS:	1359 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,360,889.00
APPLICANT'S OPINION:	$7,501,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0100
APPLICANT:	555-575 MARKET STREET, LLC
PARCEL NO.:	3708 057
PARCEL ADDRESS:	0555 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$93,834,761.00
APPLICANT'S OPINION:	$35,777,101.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0101
APPLICANT:	555-575 MARKET STREET, LLC
PARCEL NO.:	3708 058
PARCEL ADDRESS:	0575 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$114,674,680.00
APPLICANT'S OPINION:	$43,722,898.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0242
APPLICANT:	98 BATTERY ASSOCIATES, LLC
PARCEL NO.:	0266 008
PARCEL ADDRESS:	0098 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,485,627.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0612
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	0278 019
PARCEL ADDRESS:	1359 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,588,105.00
APPLICANT'S OPINION:	$8,386,157.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0854
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INS.
PARCEL NO.:	3741 032
PARCEL ADDRESS:	0201 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$77,218,215.00
APPLICANT'S OPINION:	$55,800,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0855
APPLICANT:	MACY'S WEST, INC.
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,166,859.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, MARCH 12, 2007
1:30 PM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session for the Board to deliberate valuation for the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION: 2004-1307

APPLICANT:	SHUBERT Y. YEE
PARCEL NO.:	0504 018
PARCEL ADDRESS:	1545 LOMBARD ST,
TOPIC:	Base Year / Change of Ownership
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$835,250.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 13, 2007 To Tuesday, March 13, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0724
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	8706 002
PARCEL ADDRESS:	0150 BERRY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$92,207,078.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0287
APPLICANT:	TMG MONTGOMERY ASSOCIATES II, LP
PARCEL NO.:	0289 009
PARCEL ADDRESS:	0180 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$107,561,563.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 13, 2007 To Tuesday, March 13, 2007
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0883
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	8706 002
PARCEL ADDRESS:	0150 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,807,153.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 13, 2007 at 9:38 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 supplemental assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0724	Avalon Bay Communities	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2005-0883	Avalon Bay Communities	Withdrawn at Hearing

There being no further business, the Board, at the hour of 10:08 a.m., recessed to reconvene Wednesday, March 14, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board March 14, 2007

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, March 13, 2007 To Tuesday, March 13, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-1047
APPLICANT:	TIEMANN, FRAUKE
PARCEL NO.:	3600 105
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$1,325,000.00
APPLICANT'S OPINION:	$932,500.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0060
APPLICANT:	MA, WEI
PARCEL NO.:	2068 015
PARCEL ADDRESS:	1867 31ST AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$725,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0131
APPLICANT:	DAVIS, RINA
PARCEL NO.:	4991 322
PARCEL ADDRESS:	0001 CRESENT WAY, #1309
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$597,073.00
APPLICANT'S OPINION:	$549,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0204
APPLICANT:	GREGORY G CHANG
PARCEL NO.:	2006401796
PARCEL ADDRESS:	0073 LELAND AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$40,000.00
APPLICANT'S OPINION:	$12,900.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0238
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2006205495
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,206,094.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0240
APPLICANT:	FRENCH QUARTER LAUNDRY, INC.
PARCEL NO.:	2006209134
PARCEL ADDRESS:	3377 MISSION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$93,100.00
APPLICANT'S OPINION:	$52,500.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0244
APPLICANT:	SBC INTERNET SERVICES, INC.
PARCEL NO.:	2006209269
PARCEL ADDRESS:	0303 02ND ST, SO TOWER
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$704,343.00
APPLICANT'S OPINION:	$43,961.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0245
APPLICANT:	SBC INTERNET SERVICES, INC.
PARCEL NO.:	2006209270
PARCEL ADDRESS:	0303 02ND ST, PARTS RM
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,826,854.00
APPLICANT'S OPINION:	$1,482,947.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0246
APPLICANT:	SBC INTERNET SERVICES, INC.
PARCEL NO.:	2006209268
PARCEL ADDRESS:	0611 FOLSOM ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,131,909.00
APPLICANT'S OPINION:	$2,884,090.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0247
APPLICANT:	SBC INTERNET SERVICES, INC.
PARCEL NO.:	2006209267
PARCEL ADDRESS:	0303 02ND ST, NO TOWER
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,096,716.00
APPLICANT'S OPINION:	$53,959.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0248
APPLICANT:	SBC INTERNET SERVICES, INC.
PARCEL NO.:	2006209266
PARCEL ADDRESS:	0201 MISSION ST, 0800
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$180,385.00
APPLICANT'S OPINION:	$4,147.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, March 13, 2007, at 9:30 a.m.

Present: John McGary, Richard Lee and Louisa Mendoza

Quorum present

Chairperson: Richard Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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no 2
3/13/07

Appeal No.	Name	Disposition
2005-1047	Frauke Tiemann	Denied
2006-0060	Wei Ma	Denied
2006-0131	Rina Davis	Denied (no show)
2006-0240	French Quarter Laundry, Inc.	Denied (no show)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-0204	Gregory G Chang	Withdrawn
2006-0238	Clear Channel Outdoor, Inc.	Postponed
2006-0244	SBC Internet Services, Inc.	Postponed
2006-0245	SBC Internet Services, Inc.	Postponed
2006-0246	SBC Internet Services, Inc.	Postponed
2006-0247	SBC Internet Services, Inc.	Postponed
2006-0248	SBC Internet Services, Inc.	Postponed

There being no further business, the Board, at the hour of 10:45 a.m., recessed to reconvene Tuesday, March 20, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

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Approved by the Board on Tuesday, March 20, 2007

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 14, 2007 To Wednesday, March 14, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0839
APPLICANT:	EOP - 201 CALIFORNIA STREET LLC
PARCEL NO.:	0262 021
PARCEL ADDRESS:	0201 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,083,577.00
APPLICANT'S OPINION:	$39,039,454.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 14, 2007 at 9:50 a.m.

Present: Alec Lambie, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney, Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the 2005 tax roll year being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-0839	EOP-201 California Street, LLC	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 10:32 a.m., recessed to reconvene Thursday, March 15, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

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Approved by the Board on Thursday, March 15, 2007

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 15, 2007 To Thursday, March 15, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1755
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,157,534.00
APPLICANT'S OPINION:	$29,295,414.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1756
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,955.00
APPLICANT'S OPINION:	$1,326,955.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0911
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 029
PARCEL ADDRESS:	0430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,442,462.00
APPLICANT'S OPINION:	$51,216,995.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0912
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 003
PARCEL ADDRESS:	0400 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,213,993.00
APPLICANT'S OPINION:	$5,205,633.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1237
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,353,489.00
APPLICANT'S OPINION:	$853,566.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1238
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,789,073.00
APPLICANT'S OPINION:	$20,485,582.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1112
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,533,666.00
APPLICANT'S OPINION:	$2,165,688.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1113
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,470,962.00
APPLICANT'S OPINION:	$10,725,312.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1209
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 029
PARCEL ADDRESS:	0430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,415,392.00
APPLICANT'S OPINION:	$51,084,187.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1210
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 003
PARCEL ADDRESS:	0400 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,333,575.00
APPLICANT'S OPINION:	$5,213,040.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0559
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 029
PARCEL ADDRESS:	0430 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,537,829.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 15, 2007 To Thursday, March 15, 2007
9:30 AM (ALL DAY)

13) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0560
APPLICANT:	UNION BANK OF CALIFORNIA
PARCEL NO.:	0239 003
PARCEL ADDRESS:	0400 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,114,797.00
APPLICANT'S OPINION:	$5,871,852.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0856
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,136,331.00
APPLICANT'S OPINION:	$13,470,514.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0857
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,664,339.00
APPLICANT'S OPINION:	$2,305,837.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 15, 2007 at 9:45 a.m.

Present: Diane Robinson, Carol Ruth Silver and Lawrence Lee

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1237	HMC Acquisition Properties	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2003-1238	HMC Acquisition Properties	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2004-1112	HMC Acquisition Properties	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2004-1113	HMC Acquisition Properties	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2005-0856	HMC Acquisition Properties	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2005-0857	HMC Acquisition Properties	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1755	HMC Acquisition Properties	Withdrawn
2002-1756	HMC Acquisition Properties	Withdrawn
2003-0911	Union Bank of California	Postponed
2003-0912	Union Bank of California	Postponed
2004-1209	Union Bank of California	Postponed
2004-1210	Union Bank of California	Postponed
2005-0559	Union Bank of California	Postponed
2005-0560	Union Bank of California	Postponed

There being no further business, the Board, at the hour of 10:50 a.m., recessed to reconvene Tuesday, March 20, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 27, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MARCH 16, 2007
11:00 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel for the Board to continue editing and finalizing its findings of fact document for the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2003-0569
APPLICANT:	STARWOOD LODGING TRUST (REALTY L.P)
PARCEL NO.:	3722 081
PARCEL ADDRESS:	0185 - 0187 03RD ST,
TOPIC:	Decline in Value
ORIGINAL ASSESSMENT:	$136,201,119.00
BOARD'S DECISION:	$120,126,253.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, March 16, 2007 at 11:09 a.m.

Present: Hayes Miles and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Deputy City Attorney Marie Blits

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Diane Robinson, AAB Member, attending as a consultant to this Board panel

With no public present for comment, the Board went into closed session with legal counsel and its consultant at the hour of 11:12 a.m. to continue editing and finalizing its findings of fact for the valuation of the below listed application affecting the 2003 tax roll year.

At the hour of 12:42 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2003-0569	Starwood Lodging Trust dba W Hotel	Board Issued Findings of Fact

There being no further business, the Board, at the hour of 12:47 p.m. recessed to reconvene Tuesday, March 20, 2007, at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 6, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 20, 2007 To Tuesday, March 20, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0698
APPLICANT:	GROLLMUS, JOHN
PARCEL NO.:	0553 067
PARCEL ADDRESS:	1793 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,428,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0747
APPLICANT:	BP 150 CALIFORNIA STREET, LLC
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 CALIFORNIA,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$77,695,759.00
APPLICANT'S OPINION:	$70,900,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 13 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0768
APPLICANT:	FLYNN PROPERTIES, INC.
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,636,406.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 20, 2007 To Tuesday, March 20, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1118
APPLICANT:	BRACCO REVOCABLE TRUST 2002
PARCEL NO.:	0222A048
PARCEL ADDRESS:	1170 SACRAMENTO ST, 13D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,324,938.00
APPLICANT'S OPINION:	$1,990,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0641
APPLICANT:	UMANSKY, ANGELINA
PARCEL NO.:	0534 008
PARCEL ADDRESS:	3011 3013 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,907,680.00
APPLICANT'S OPINION:	$1,144,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0642
APPLICANT:	MTM MANAGEMENT COMPANY
PARCEL NO.:	0585 012E
PARCEL ADDRESS:	2460 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,599,017.00
APPLICANT'S OPINION:	$2,160,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0643
APPLICANT:	MTM MANAGEMENT COMPANY
PARCEL NO.:	0623 007
PARCEL ADDRESS:	1832 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,597,062.00
APPLICANT'S OPINION:	$958,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0653
APPLICANT:	KITT FAMILY LIMITED PARTNERSHIP
PARCEL NO.:	0523 015
PARCEL ADDRESS:	2642 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,738,005.00
APPLICANT'S OPINION:	$1,916,722.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0926
APPLICANT:	BRACCO REVOCABLE TRUST 2002
PARCEL NO.:	0222A048
PARCEL ADDRESS:	1170 SACRAMENTO ST, 13D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,391,436.00
APPLICANT'S OPINION:	$2,034,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0927
APPLICANT:	MACHADO, JOHN TRUST
PARCEL NO.:	0127 011
PARCEL ADDRESS:	0008 RUSSIAN HILL PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,740,555.00
APPLICANT'S OPINION:	$2,619,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0928
APPLICANT:	STEPHENS SEPARATE PROPERTY TRUST
PARCEL NO.:	0632 011
PARCEL ADDRESS:	2110 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,087,393.00
APPLICANT'S OPINION:	$1,852,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0929
APPLICANT:	MAH REVOCABLE TRUST
PARCEL NO.:	0135 009
PARCEL ADDRESS:	1090 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,140,850.00
APPLICANT'S OPINION:	$2,899,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

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3/20/07

Assessment Appeals Board 2 Hearing
Room 408, City Hall
Tuesday, March 20, 2007 To Tuesday, March 20, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0563
APPLICANT:	THELEN, REID & PRIEST, LLP
PARCEL NO.:	2003200968
PARCEL ADDRESS:	0101 - 02ND ST, 1800
TOPIC:	
CURRENT ASSESSMENT:	$9,571,924.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0756
APPLICANT:	THELEN, REID & PRIEST, LLP
PARCEL NO.:	2004201081
PARCEL ADDRESS:	0101 - 02ND ST, 1800
TOPIC:	
CURRENT ASSESSMENT:	$8,770,032.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 13 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0777
APPLICANT:	THELEN REID & PREIST LLP
PARCEL NO.:	2005201004
PARCEL ADDRESS:	0101 0 - 02ND ST, 1800
TOPIC:	
CURRENT ASSESSMENT:	$8,608,060.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0046
APPLICANT:	KAUFMANN, SEDA
PARCEL NO.:	1726 039
PARCEL ADDRESS:	1222 - 25TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$270,957.00
APPLICANT'S OPINION:	$50,335.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0047
APPLICANT:	KAUFMANN, SEDA
PARCEL NO.:	1726 039
PARCEL ADDRESS:	1222 - 25TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$276,375.00
APPLICANT'S OPINION:	$50,335.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0048
APPLICANT:	KAUFMANN, SEDA
PARCEL NO.:	1726 039
PARCEL ADDRESS:	1222 - 25TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$281,534.00
APPLICANT'S OPINION:	$50,335.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0049
APPLICANT:	KAUFMANN, SEDA
PARCEL NO.:	1726 039
PARCEL ADDRESS:	1222 - 25TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$287,163.00
APPLICANT'S OPINION:	$50,335.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0227
APPLICANT:	MCILWRAITH, JOHN
PARCEL NO.:	1289 016
PARCEL ADDRESS:	1567 SHRADER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,828,194.00
APPLICANT'S OPINION:	$1,230,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0230
APPLICANT:	PAN, XIN
PARCEL NO.:	5817 006
PARCEL ADDRESS:	0300 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,987,168.00
APPLICANT'S OPINION:	$1,336,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0232
APPLICANT:	PHAM, TRINH
PARCEL NO.:	3262 004
PARCEL ADDRESS:	0124 SAN ALESO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,406,307.00
APPLICANT'S OPINION:	$913,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0327
APPLICANT:	TOM, ALBERT
PARCEL NO.:	2006200505
PARCEL ADDRESS:	0901 PACIFIC AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$140,937.00
APPLICANT'S OPINION:	$2,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0692
APPLICANT:	THELEN REID & PREIST LLP
PARCEL NO.:	2006200860
PARCEL ADDRESS:	0101 - 02ND ST, 1800
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,526,701.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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SF
A77
#2
3/20/07

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, March 20, 2007, at 9:30 a.m.

Present: John McGary, Margaret Ruxton and Louisa Mendoza

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2005-0777	Thelen Reid & Preist LLP	Postponed
2006-0692	Thelen Reid & Preist LLP	Postponed

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0563	Thelen, Reid & Priest, LLP	Withdrawn
2004-0756	Thelen, Reid & Priest, LLP	Withdrawn
2006-0046	Seda Kaufmann	Withdrawn
2006-0047	Seda Kaufmann	Withdrawn
2006-0048	Seda Kaufmann	Withdrawn
2006-0049	Seda Kaufmann	Withdrawn
2006-0227	John Mcilwraith	Withdrawn
2006-0230	Xin Pan	Withdrawn
2006-0232	Trinh Pham	Withdrawn
2006-0327	Albert Tom	Withdrawn

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Tuesday, March 27, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 3, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 21, 2007 To Wednesday, March 21, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0780
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,798,232.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0781
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,658,147.00
APPLICANT'S OPINION:	$1,116,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 13 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0826
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,054,196.00
APPLICANT'S OPINION:	$21,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0827
APPLICANT:	STANFORD COURT HOTEL, LP
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,731,310.00
APPLICANT'S OPINION:	$1,115,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 21, 2007 To Wednesday, March 21, 2007
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0898
APPLICANT:	PYRAMID INVESTMENT CORP.
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,155,329.00
APPLICANT'S OPINION:	$24,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1341
APPLICANT:	PYRAMID INVESTMENT CORPORATION
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,213,078.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 21, 2007 To Wednesday, March 21, 2007
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0707
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,337,339.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 21, 2007, at 9:40 a.m.

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Present: Lawrence Lee, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

SF
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#2
3/21/07

The following listed applicant for change in the assessed valuation of property affecting the 2004 and 2005 assessment roll years being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value for both years. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-0780	Stanford Court Hotel	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2004-0781	Stanford Court Hotel	Same as Above
2005-0826	Stanford Court Hotel	Same as Above
2005-0827	Stanford Court Hotel	Same as Above

RECESS

There being no further business, the Board, at the hour of 10:46 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:00 p.m.

Present: Lawrence Lee, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003, 2004 and 2005 assessment roll years being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value for all three roll years at issue. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0898	Pyramid Investment Corp.	Agreed-Upon Value Accepted; A.V. Lowered (Assessor)
2004-1341	Pyramid Investment Corp.	Same as Above
2005-0707	Pyramid Investment Corp.	Same as Above

There being no further business, the Board, at the hour of 3:48 p.m., recessed to reconvene Monday, March 26, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 27, 2007

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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SF
A77
#1
3/26/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 26, 2007 To Monday, March 26, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0113
APPLICANT:	FOURTH & MARKET HOTEL ASSOCIATES
PARCEL NO.:	3705Z001
PARCEL ADDRESS:	12- 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,300,096.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0618
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0309 011
PARCEL ADDRESS:	0212 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$39,306,988.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

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MAR 20 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0619
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0309 011
PARCEL ADDRESS:	0212 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,712,888.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1924
APPLICANT:	MARITIME HOTEL ASSOCIATES, LP
PARCEL NO.:	2000300281
PARCEL ADDRESS:	3COM NAMING RIGHTS,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$13,000,000.00
APPLICANT'S OPINION:	$9,380,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1925
APPLICANT:	MARITIME HOTEL ASSOCIATES, LP
PARCEL NO.:	2003980015
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,260,000.00
APPLICANT'S OPINION:	$8,380,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1926
APPLICANT:	MARITIME HOTEL ASSOCIATES, LP
PARCEL NO.:	2003980016
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,525,200.00
APPLICANT'S OPINION:	$7,380,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1927
APPLICANT:	MARITIME HOTEL ASSOCIATES, LP
PARCEL NO.:	2003980017
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,795,704.00
APPLICANT'S OPINION:	$7,380,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1401
APPLICANT:	DESP DEUTSCHE SPARKASSEN
PARCEL NO.:	0309 011
PARCEL ADDRESS:	0212 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,491,667.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0217
APPLICANT:	MARITIME HOTEL ASSOCIATES, LP
PARCEL NO.:	3705Z001
PARCEL ADDRESS:	12- 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,933,303.00
APPLICANT'S OPINION:	$23,683,155.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0836
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0309 011
PARCEL ADDRESS:	0212 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,341,499.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0842
APPLICANT:	DESPA DEUTSCHE SPARKASSEN-I
PARCEL NO.:	0309 011
PARCEL ADDRESS:	0212 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,208,328.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 27, 2007 To Tuesday, March 27, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0374
APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$54,358,709.00
APPLICANT'S OPINION:	$45,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0174
APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,406,360.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0791
APPLICANT:	BANK OF CANTON / UNITED COMMERCIAL BANK
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$56,037,114.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0773
APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,157,856.00
APPLICANT'S OPINION:	$28,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

REVISED AGENDA

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 408, City Hall
Tuesday, March 27, 2007
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

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APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,358,709.00
APPLICANT'S OPINION:	$45,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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MAR 22 2007
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0174
APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,406,360.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0791
APPLICANT:	BANK OF CANTON / UNITED COMMERCIAL BANK
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,037,114.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0773
APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,157,856.00
APPLICANT'S OPINION:	$28,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0182
APPLICANT:	LEE, CHRISTINA
PARCEL NO.:	1546 021
PARCEL ADDRESS:	0582 0584 04TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,180,000.00
APPLICANT'S OPINION:	$788,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0184
APPLICANT:	LEE, CHRISTINA
PARCEL NO.:	1546 021
PARCEL ADDRESS:	0582 0584 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,203,600.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 27, 2007, at 9:35 a.m.

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Present: Alec Lambie, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2006-0182	Christina L. Lee	Denied
2006-0184	Christina L. Lee	Denied

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The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0374	Bank of Canton	Withdrawn
2003-0174	Bank of Canton	Withdrawn
2004-0791	Bank of Canton	Withdrawn
2005-0773	Bank of Canton	Withdrawn

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Thursday, March 29, 2007 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 2, 2007

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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SF
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3/27/07

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 27, 2007 To Tuesday, March 27, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1230
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2002208279
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,025,743.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1231
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2002202130
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,468,935.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 20 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0496
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2003207417
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,014,945.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0497
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2003201977
PARCEL ADDRESS:	0720 CALIFORNIA ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$5,534,711.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0693
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2004202158
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,468,231.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0695
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2004206965
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$977,703.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0769
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2005202060
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,232,336.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0770
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2005206520
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$977,754.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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APPLICATION:	2006-0182
APPLICANT:	LEE, CHRISTINA
PARCEL NO.:	1546 021
PARCEL ADDRESS:	0582 0584 04TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,180,000.00
APPLICANT'S OPINION:	$788,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0184
APPLICANT:	LEE, CHRISTINA
PARCEL NO.:	1546 021
PARCEL ADDRESS:	0582 0584 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,203,600.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0249
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2006205366
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,055,959.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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San Francisco, CA 94102-4697

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board

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9:30 AM

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APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2002208279
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,025,743.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1231
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2002202130
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,468,935.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 22 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0496
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2003207417
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,014,945.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0497
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2003201977
PARCEL ADDRESS:	0720 CALIFORNIA ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$5,534,711.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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APPLICATION:	2004-0693
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2004202158
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,468,231.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0695
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2004206965
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$977,703.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0769
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2005202060
PARCEL ADDRESS:	0720 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,232,336.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
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APPLICATION:	2005-0770
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2005206520
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$977,754.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0182
APPLICANT:	LEE, CHRISTINA
PARCEL NO.:	1546 021
PARCEL ADDRESS:	0582 0584 04TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,180,000.00
APPLICANT'S OPINION:	$788,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0184
APPLICANT:	LEE, CHRISTINA
PARCEL NO.:	1546 021
PARCEL ADDRESS:	0582 0584 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,203,600.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0249
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2006205366
PARCEL ADDRESS:	0717 CALIFORNIA ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,055,959.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

SF
APP
#1
3/29/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 29, 2007 To Thursday, March 29, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1370
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,202,373.00
APPLICANT'S OPINION:	$2,699,368.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
MAR 21 2007
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1371
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,530,923.00
APPLICANT'S OPINION:	$8,098,104.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 20 2007
Assessment Appeals Board

Phone: (415) 554-6778
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TDD: (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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SF
A??
#1
3/20/07

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 29, 2007 To Thursday, March 29, 2007
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1370
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,202,373.00
APPLICANT'S OPINION:	$2,699,368.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
MAR 21 2007
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1371
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,530,923.00
APPLICANT'S OPINION:	$8,098,104.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 20 2007
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1189
APPLICANT:	DEVELOPERS DIVERSIFIED REALTY
PARCEL NO.:	0715 014
PARCEL ADDRESS:	1000 VANNESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,780,867.00
APPLICANT'S OPINION:	$17,600,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1190
APPLICANT:	DEVELOPERS DIVERSIFIED REALTY
PARCEL NO.:	0715 016
PARCEL ADDRESS:	1000 VAN NESS AVENUE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,378,475.00
APPLICANT'S OPINION:	$19,900,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1378
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,299,501.00
APPLICANT'S OPINION:	$2,699,368.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1379
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,820,884.00
APPLICANT'S OPINION:	$8,098,104.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0712
APPLICANT:	GAP, INC.
PARCEL NO.:	3741 035
PARCEL ADDRESS:	0002 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$180,596,603.00
APPLICANT'S OPINION:	$88,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0846
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,405,490.00
APPLICANT'S OPINION:	$8,239,894.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 29, 2007 To Thursday, March 29, 2007
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0847
APPLICANT:	665 BUSH ST., INC. C/O PKF WORLDWIDE
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,137,300.00
APPLICANT'S OPINION:	$8,239,894.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0878
APPLICANT:	DEVELOPERS DIVERSIFIED REALTY
PARCEL NO.:	0715 014
PARCEL ADDRESS:	1000 VANNESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,196,484.00
APPLICANT'S OPINION:	$17,600,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2005-0879
APPLICANT:	DEVELOPERS DIVERSIFIED REALTY
PARCEL NO.:	0715 016
PARCEL ADDRESS:	1000 VAN NESS AVENUE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,846,043.00
APPLICANT'S OPINION:	$19,900,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 29, 2007 at 9:38 a.m.

Present: Alec Lambie, Lawrence Lee and Diane Robinson

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Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting 2003 and 2004 assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1370	665 Bush Street, Inc.	Agreed-Upon Value Approved; A.V. Lowered (Assessor)
2003-1371	665 Bush Street, Inc.	Same as Above
2004-1378	665 Bush Street, Inc.	Agreed-Upon Value Approved; A.V. Lowered (Assessor)
2004-1379	665 Bush Street, Inc.	Same as Above
2005-0846	665 Bush Street, Inc.	Withdrawn
2005-0847	665 Bush Street, Inc.	Withdrawn

The following listed applicants for change in the assessed valuation of property affecting the various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2005-0712	Gap, Inc.	Postponed

RECESS

The Board, at the hour of 11:55 a.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:07 p.m.

Present: Alec Lambie, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2004 and 2005 assessment roll being present, the Board heard evidence and testimony from both parties in support of an agreed-upon value for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2004-1189	Developers Diversified Realty	Agreed-Upon Value Approved; A.V. Lowered (Assessor)
2004-1190	Developers Diversified Realty	Postponed
2005-0878	Developers Diversified Realty	Agreed-Upon Value Approved; A.V. Lowered (Assessor)
2005-0879	Developers Diversified Realty	Postponed

There being no further business, the Board, at the hour of 1:55 p.m., recessed to reconvene Monday, April 2, 2007, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 2, 2007

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